

Ordinance NO. 21-23 – 505 Lakeview Avenue

To grant a special use permit to Christian Life Center located at 505 Lakeview Avenue, also known as parcel identification number 1900010Y001, and Swearingen Realty Company, allowing for an addition to the existing religious assembly, on a consolidated parcel.

PC RESO 21-11

Ord No. 21-23: Expansion to Christian Life Center

505 Lakeview Avenue: Existing Conditions





THE SANCTUARY
COLONIAL HEIGHTS, VIRGINIA

ZION CHURCH BUILDERS, INC.
MATTAWAN, MICHIGAN

Special Use Permit – Reason for Request:

Section 286-406.32 of the City's Zoning Ordinance allows religious assembly subject to use and design standards. In the RL and RM Districts, a minimum lot size of two (2) acres is required.

The existing religious assembly sits on a 0.67 acre lot; zoned RL low density. The adjoining parcel, which is zoned RH, does not require a two (2) acre minimum size; however, the applicant proposes to vacate the lot line and combine the lots. Since both lots do not meet the two (2) acre minimum size requirement, a SUP is being requested to alleviate this condition.

Public Comments Received:

No public comments have been received to-date.

Planning Commission Resolution No. 21-11:

The Commission held a public hearing on December 8, 2021 and recommended approval with a vote of 7-0.

Staff Recommendation:

Staff recommends approval this request, subject to the following conditions:

- (i) The development of both parcels shall be in substantial accord with the plat, revised November 29, 2021, prepared by Charles C. Townes, II, Land Surveyor; and
 - (ii) A site plan will be required for the development, which complies with all other city standards and specifications.
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Questions for staff:

The application will be represented Mr. Kerry Hutcherson, Attorney with Rudy, Coyner & Associates and Mr. Charlie Pavie of the Christian Life Center. Pastor Marty Varnell is also in attendance.