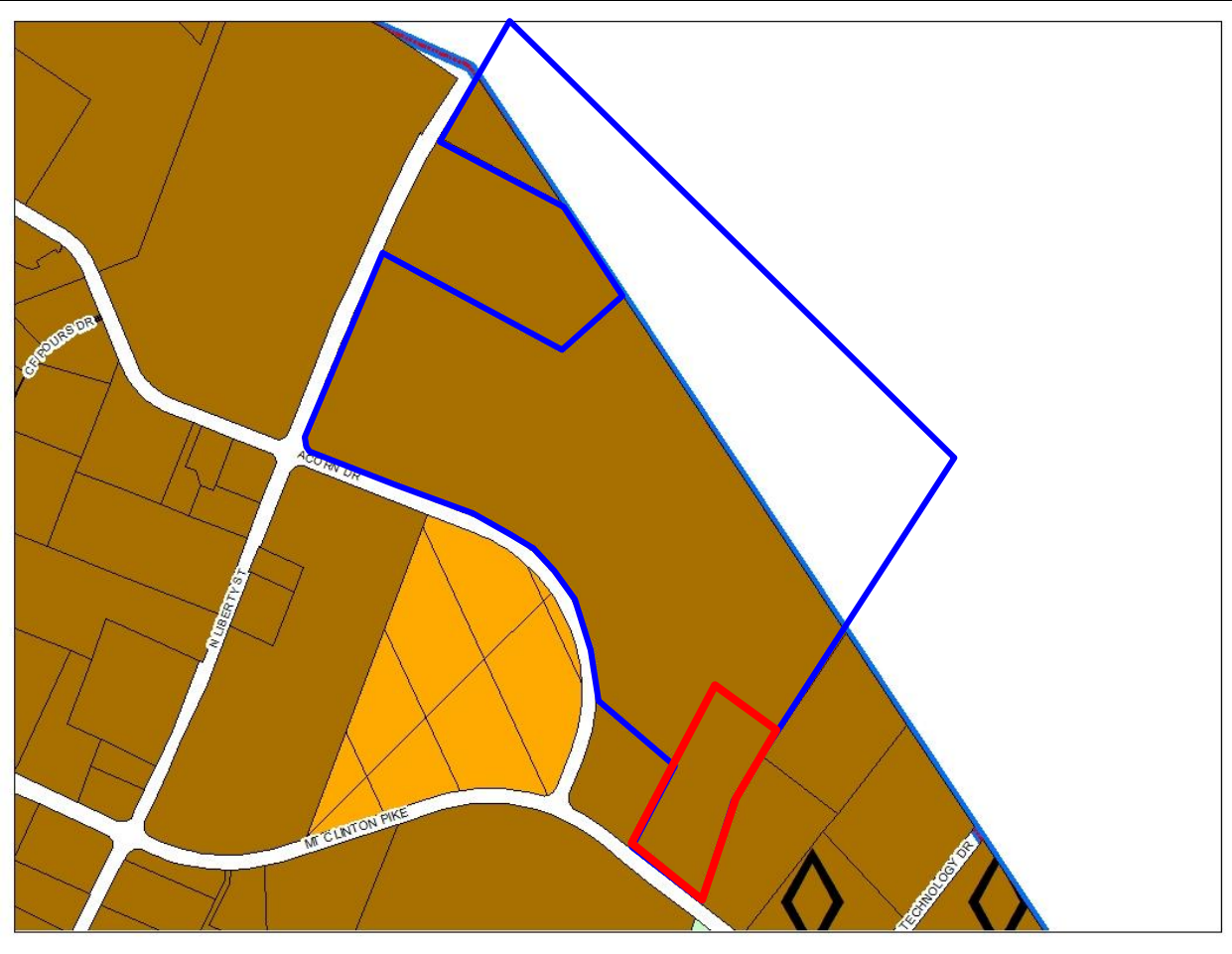
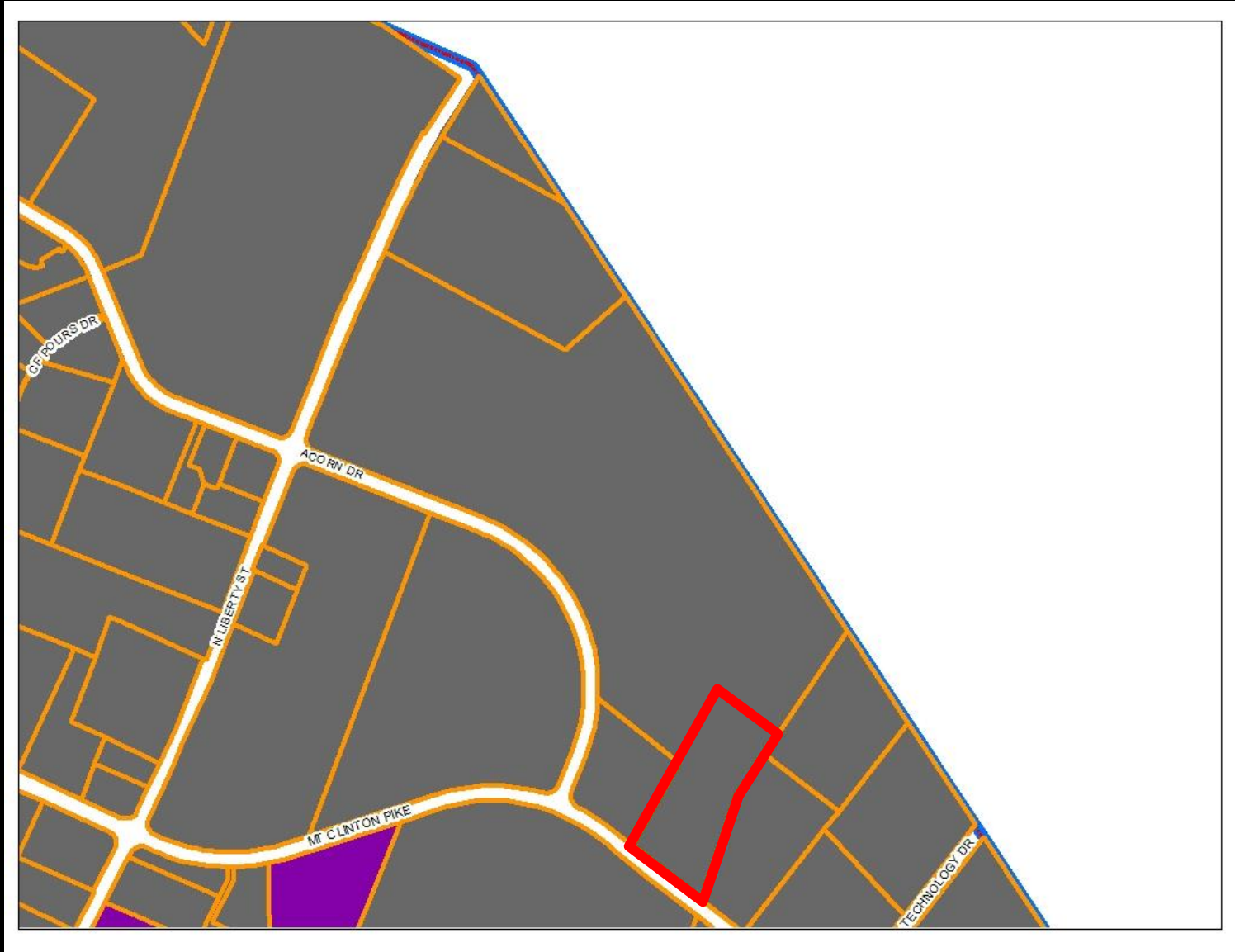
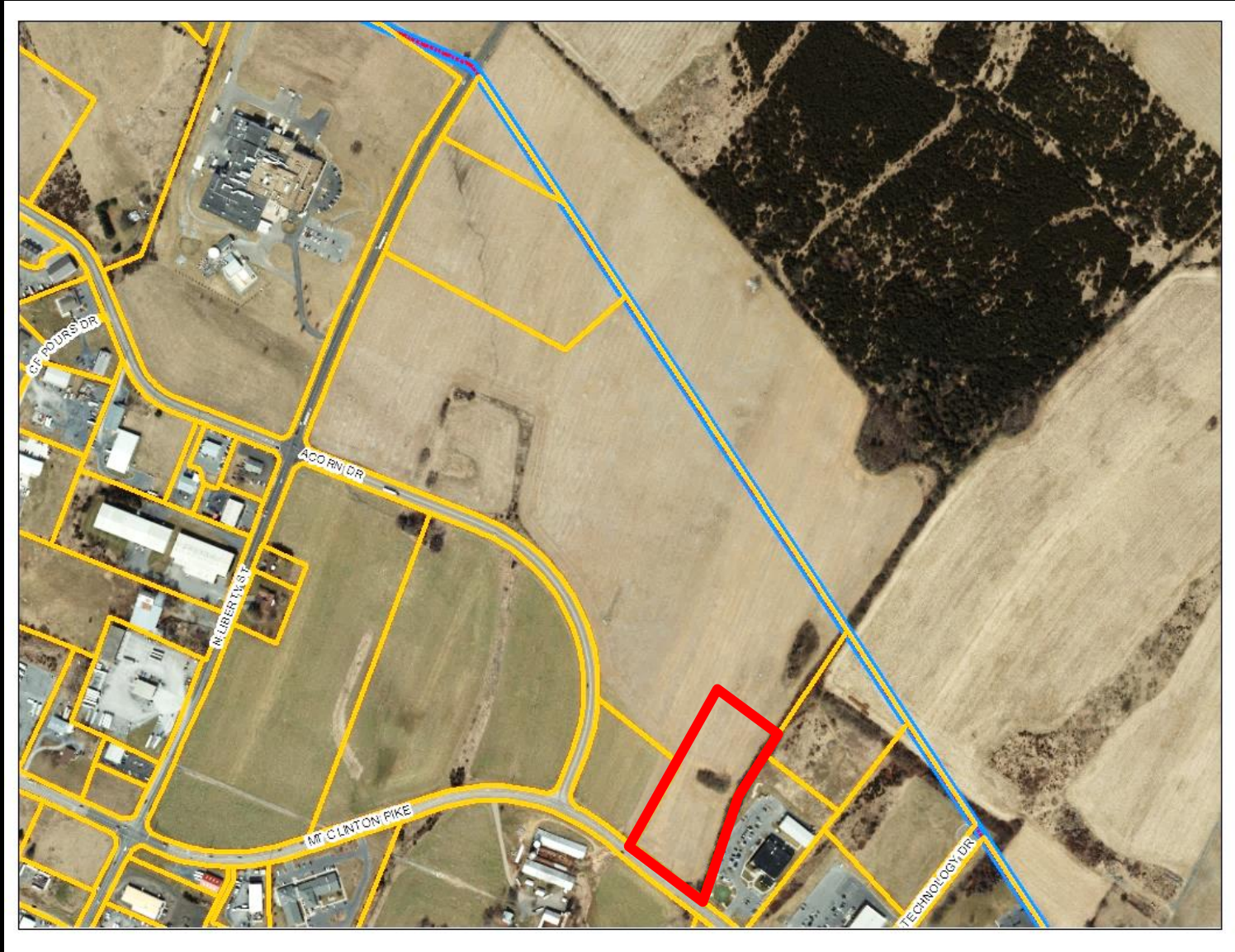




# Special Use Permit – Along Mt. Clinton Pike (To allow religious use in M-1)

















30' RESERVED STRIP FOR FUTURE DEDICATION TO CITY

ACORN DRIVE

60' RESERVED STRIP FOR FUTURE DEDICATION TO CITY

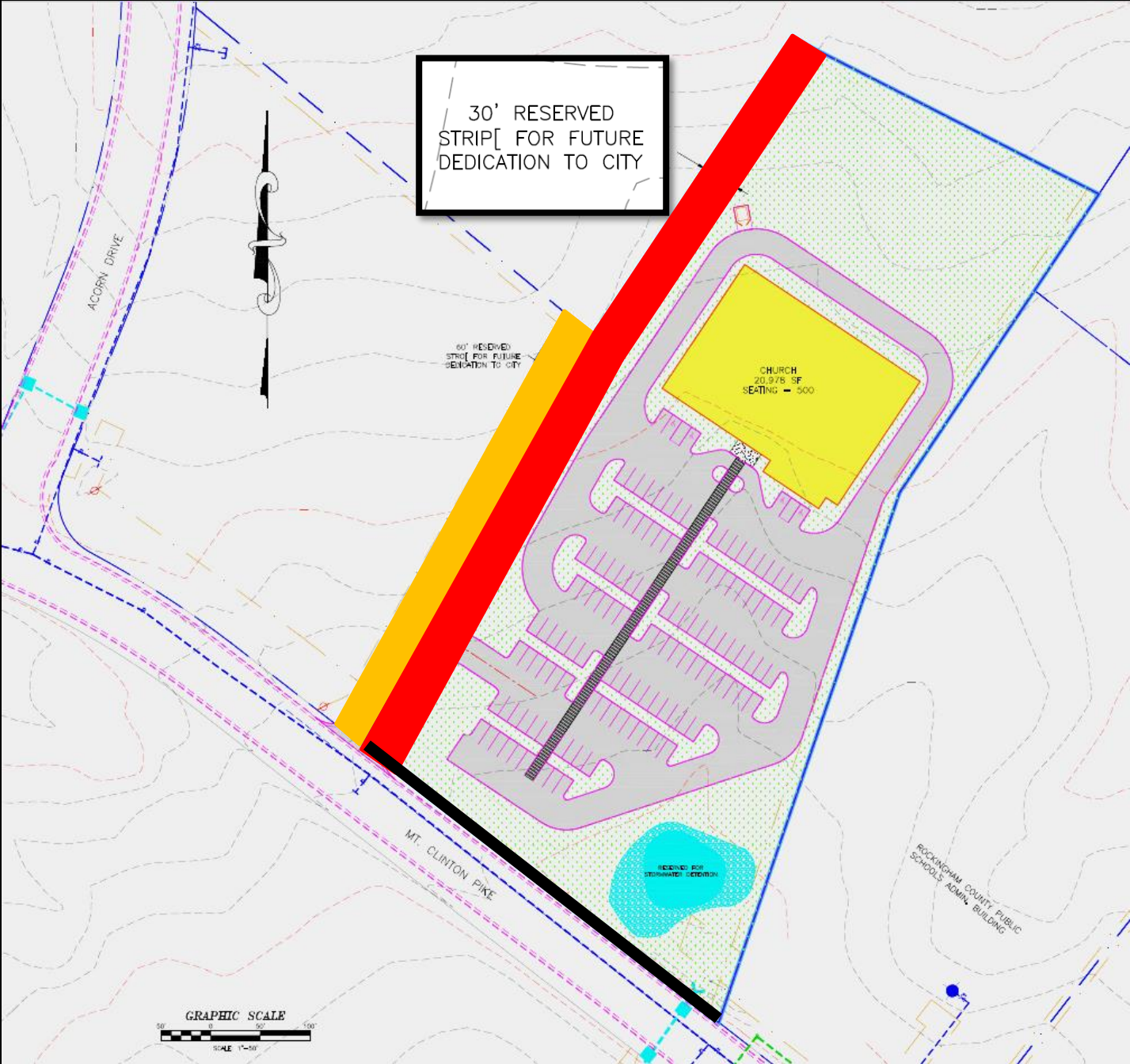
CHURCH  
20,978 SF  
SEATING - 500

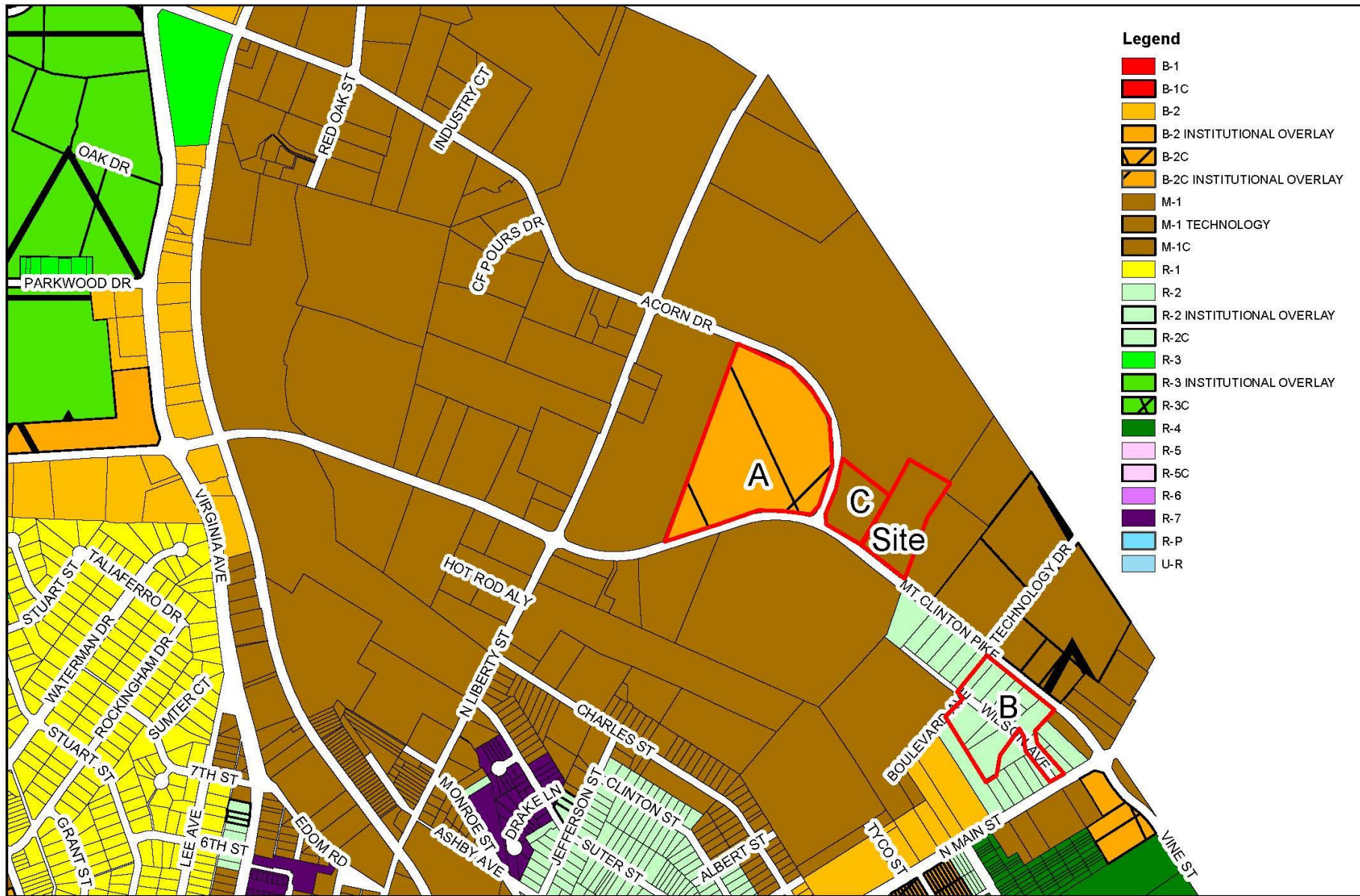
RESERVED FOR FUTURE DEVELOPMENT

MT. CLINTON PIKE

ROCKINGHAM COUNTY PUBLIC SCHOOLS ADMIN. BUILDING

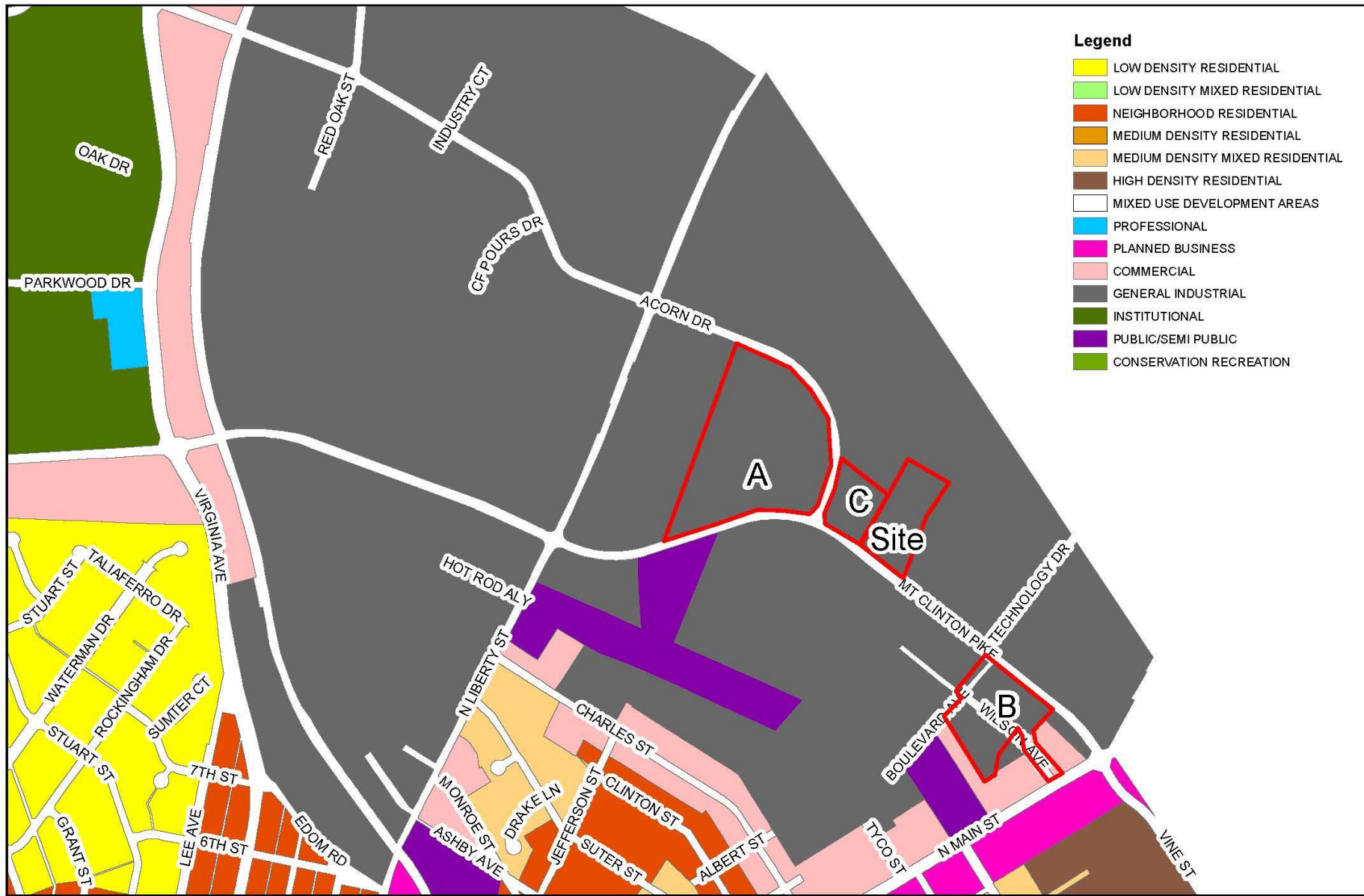
GRAPHIC SCALE  
SCALE 1"=50'





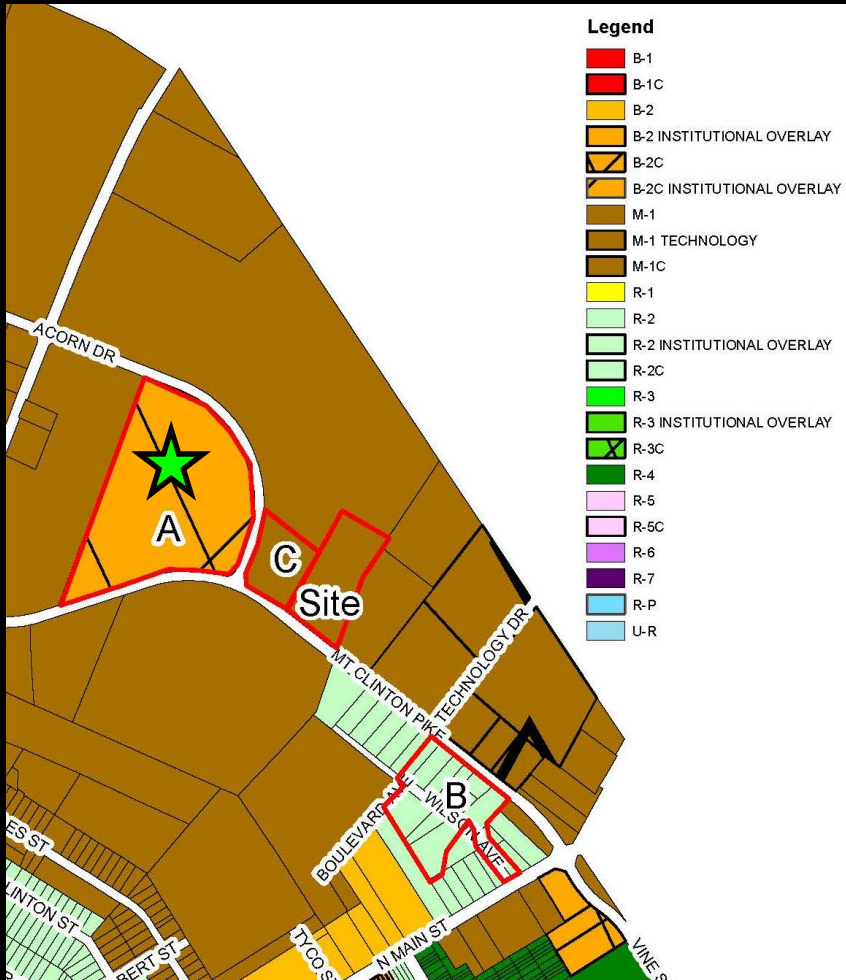
**Zoning Map**  
**Sites of previously approved rezonings,**  
**special use permits, and development plans**





**Land Use Guide Map**  
**Sites of previously approved rezonings,**  
**special use permits, and development plans**

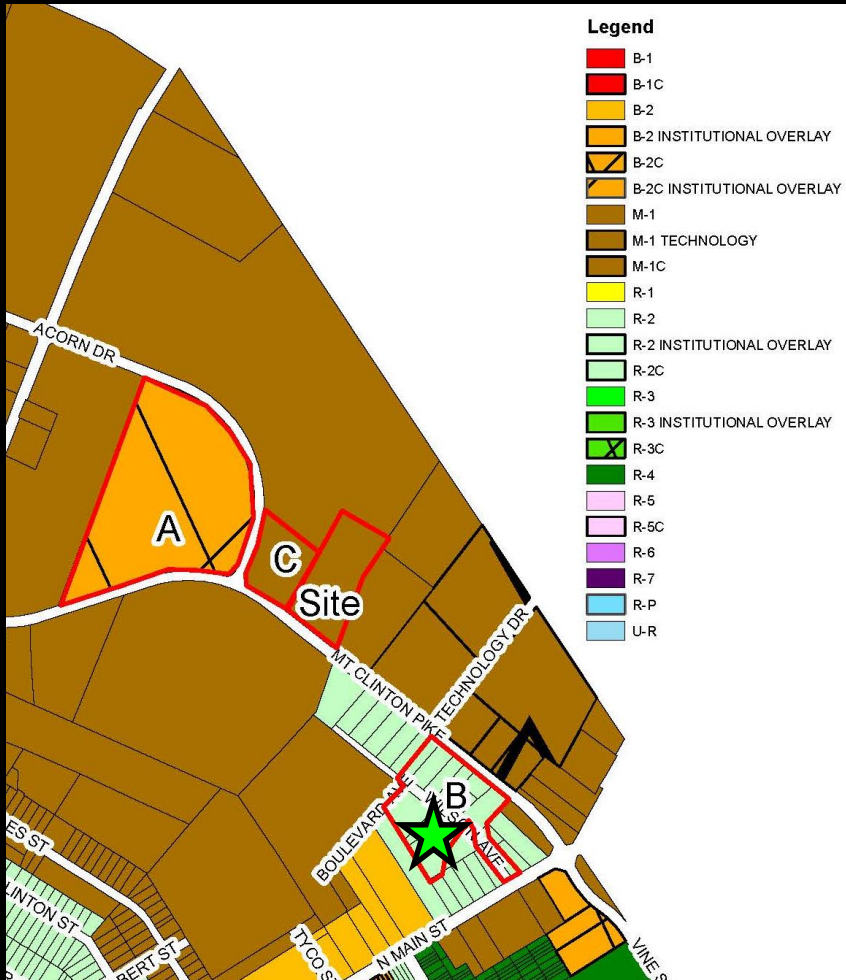




## Site A

- June 1998, rezoning from M-1 to B-2C approved
- Proffers limited uses to only a cultural center, family restaurant, conference center
- Land Use Guide recommended General Industrial Use

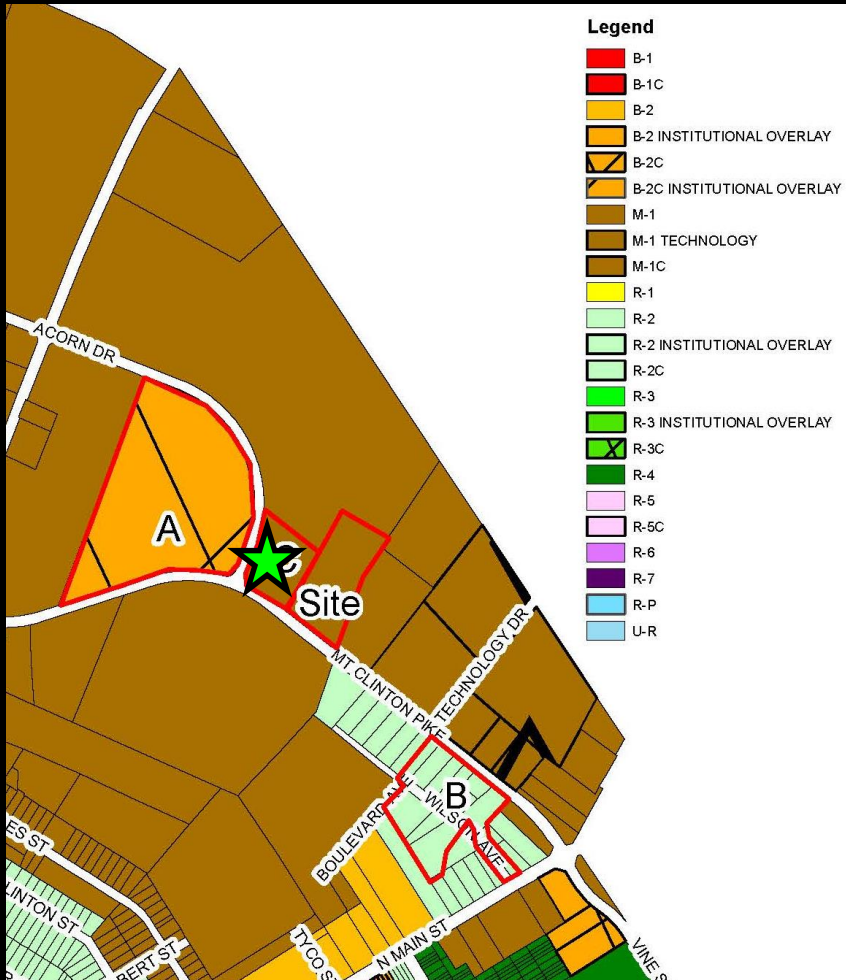
“[t]he General Industrial zoning classification is designed to preserve the land for manufacturing, processing, storage and distribution activities in an effort to avoid conflict between industry and other uses... [t]he proposed rezoning request recognizes the need to protect this large industrial area from encroachment by commercial uses.”



## Site B

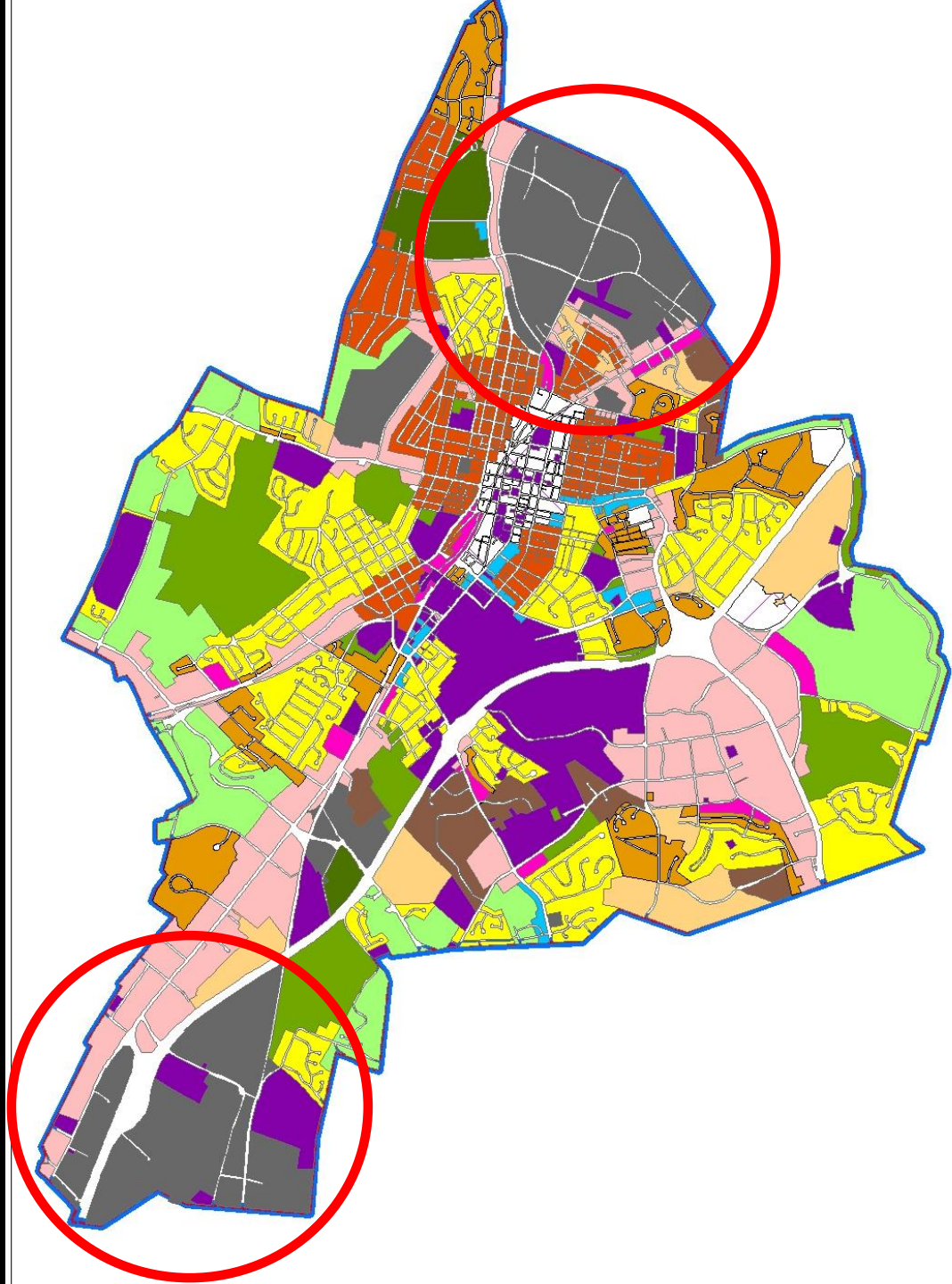
- April 2014, request to rezone from R-2 to B-2C
- 2011 Land Use Guide recommends General Industrial Use with small portions Commercial
- Tabled by the applicant

“[a]lthough recommending in favor of the requested rezoning, staff does not believe this sets a precedent to look favorably upon further B-2 rezoning requests along the Mt. Clinton Pike corridor. At this time, staff believes the appropriate limit to the B-2 zoning district is at the planned extension of Technology Drive.”



## Site C

- August 2014, SUP approved for financial institutions and offices in M-1
- 2011 Land Use Guide recommends General Industrial Use
- SUP expires August 2019 unless construction has commenced or “diligently pursued”



# Section 10-3-125, Review Standards; SUPs

All applications for special use permit shall be reviewed using the following criteria:

1. The proposed use shall be consistent with good zoning practice and will have no more adverse effect on the health, safety or comfort of persons living or working in the area and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in the district.
2. The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection, and public water and sewer facilities.
3. The proposed use all be designated, sited, and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.



Staff believes allowing a religious use to establish at this location:

- Will have an impact on the City's economic development strategies, which includes attracting industrial uses to this area to promote future job growth and development of business activities that will contribute to the City's tax base.
- A religious use at this location is likely to discourage future industrial uses from locating in this area.

# Recommendation

Staff recommended **denying** the SUP.

Planning Commission voted 6-0 **to approve** the SUP.

- Limited only to religious uses and shall not include educational, charitable or benevolent institutional uses.

