



Memorandum

File #: 22-00297

City Council

4/14/2022

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

QUASI-JUDICIAL HEARING - REQUEST FOR A CONDITIONAL USE PERMIT - MT. LILY BAPTIST CHURCH - 209 NORTH A STREET

RECOMMENDATION:

That City Council conduct a Quasi-Judicial Hearing on April 14, 2022 to consider the request for a Conditional Use Permit to convert the existing structure at 209 North A Street into six (6) dwelling units of affordable renting housing.

HEARING REQUIRED: Quasi-Judicial

SUMMARY:

John David Ellis is requesting a Conditional Use Permit to allow for the adaptive reuse of the existing structure at 209 N. A Street, also known as the former Mt. Lily Baptist Church. The project will convert the existing structure into six (6) dwelling units of affordable rental housing.

The subject property is located in the R-1A, medium-density zoning district. The purpose of the district is to provide a mixture of one and two-family dwellings. Recognizing that for the most part these zoning districts are located in older areas of the city, the zoning regulations are intended to promote infill development which is in character with the density, intensity and scale of the existing neighborhood.

The following summarizes the allowed conditional uses and the standards for approval:

Sec. 12-3-107. Conditional use Permits:

(b) Applicability

(2) Vacant public, semi-public, institutional, **church** or historically significant structures within the R-1AA, **R-1A**, R-ZL, R-2A and R-2 zoning districts. To allow for adaptive reuse of vacant public, semi-public, institutional, church or historically significant structure...

(d) *Standards for approval.* A conditional use may be approved by the city council only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:

- (1) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the city comprehensive plan, the land development regulations, or any other applicable plan, program, map or regulation adopted by the city council.
- (2) The proposed use will not adversely affect the public health, safety or welfare.
- (3) The proposed use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.
- (4) The proposed use shall be provided with adequate public facilities and services, including roads, drainage, water, sewer, and police and fire protection.
- (5) The proposed use will not create undue traffic congestion.
- (6) The proposed use shall minimize, to the extent reasonably possible, adverse effects on the natural environment.

On March 8, 2022, the Planning Board voted 5:0 to recommend approval of the Conditional Use Permit.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

3/8/2022

STAFF CONTACT:

Kerrith Fiddler, City Administrator
David Forte, Deputy City Administrator - Community Development
Sherry Morris, AICP, Development Services Director

ATTACHMENTS:

- 1) Mt. Lily Baptist Church Conditional Use Application
- 2) Planning Board Minutes March 8 2022 DRAFT
- 3) Petition to 209 N. A Street
- 4) Sec. 12-3-107. Conditional Use Permit

PRESENTATION: No