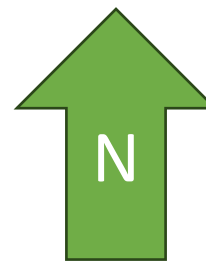


## Item G-1

Consider an ordinance approving a Planned Development (PD) amendment for Milestone Church, being 54.28 acres on the north side of Mount Gilead Road, approximately 1,000 feet east of U. S. Hwy. 377, zoned Planned Development 1724-Single Family Residential-15,000 square foot minimum and Planned Development 1724-Patio Homes 6,500 square foot minimum, on the property legally described as Lot 1R, Block A of the Milestone Church Addition and addressed 201 Mount Gilead Road. Andrew Oxley, Oxley Architects, Applicant. Milestone Church, Owner. (Z-23-0007)

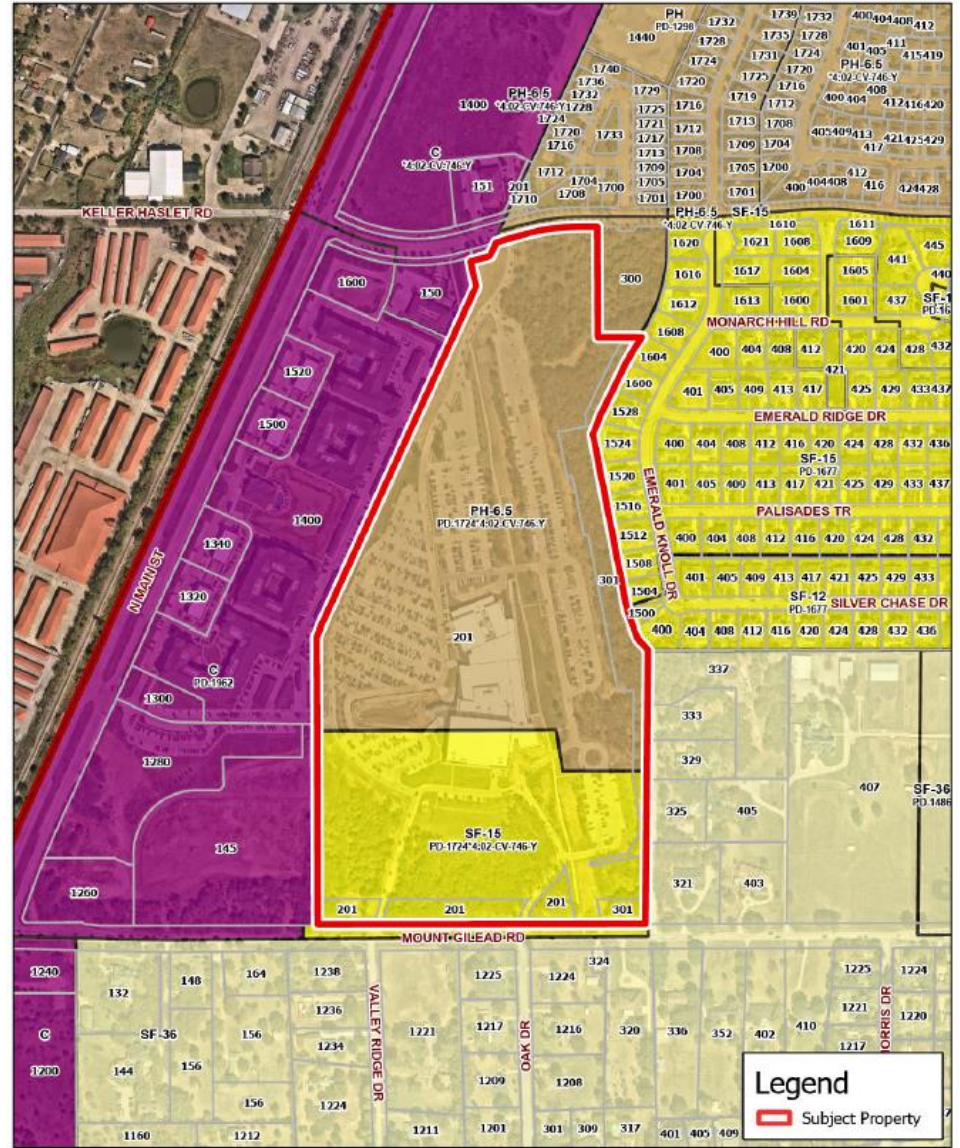


# Item G-1 Aerial Map



Zoned:  
PD-SF-15 and  
PD-Patio Homes

# Item G-1 Zoning Map





## Item G-1

### Background:

City Council conducted and closed the public hearing on this item on Jan. 16, 2024, then tabled the item to Feb. 20, 2024, to allow the Applicant additional time to work with adjacent property owners on their concerns related to screening.

# Item G-1

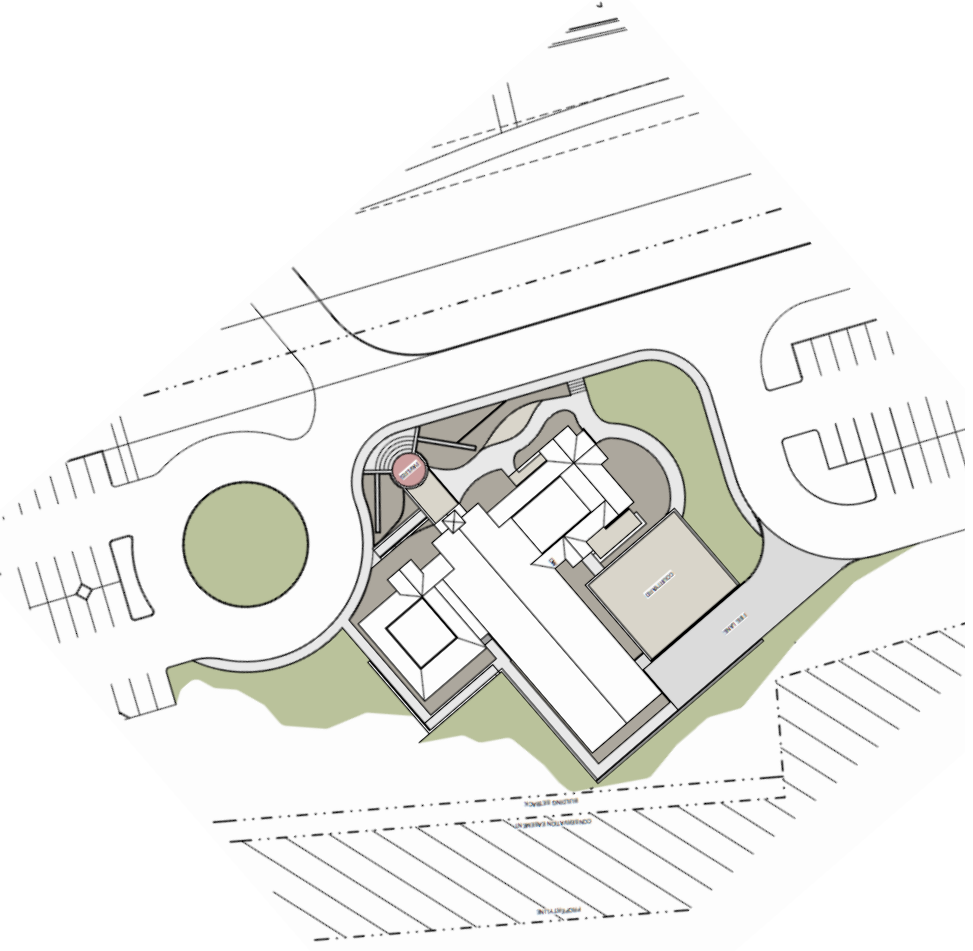
## Background:

- City Council approved a Planned Development (PD) for Milestone Church on Dec. 16, 2014, with the following condition:

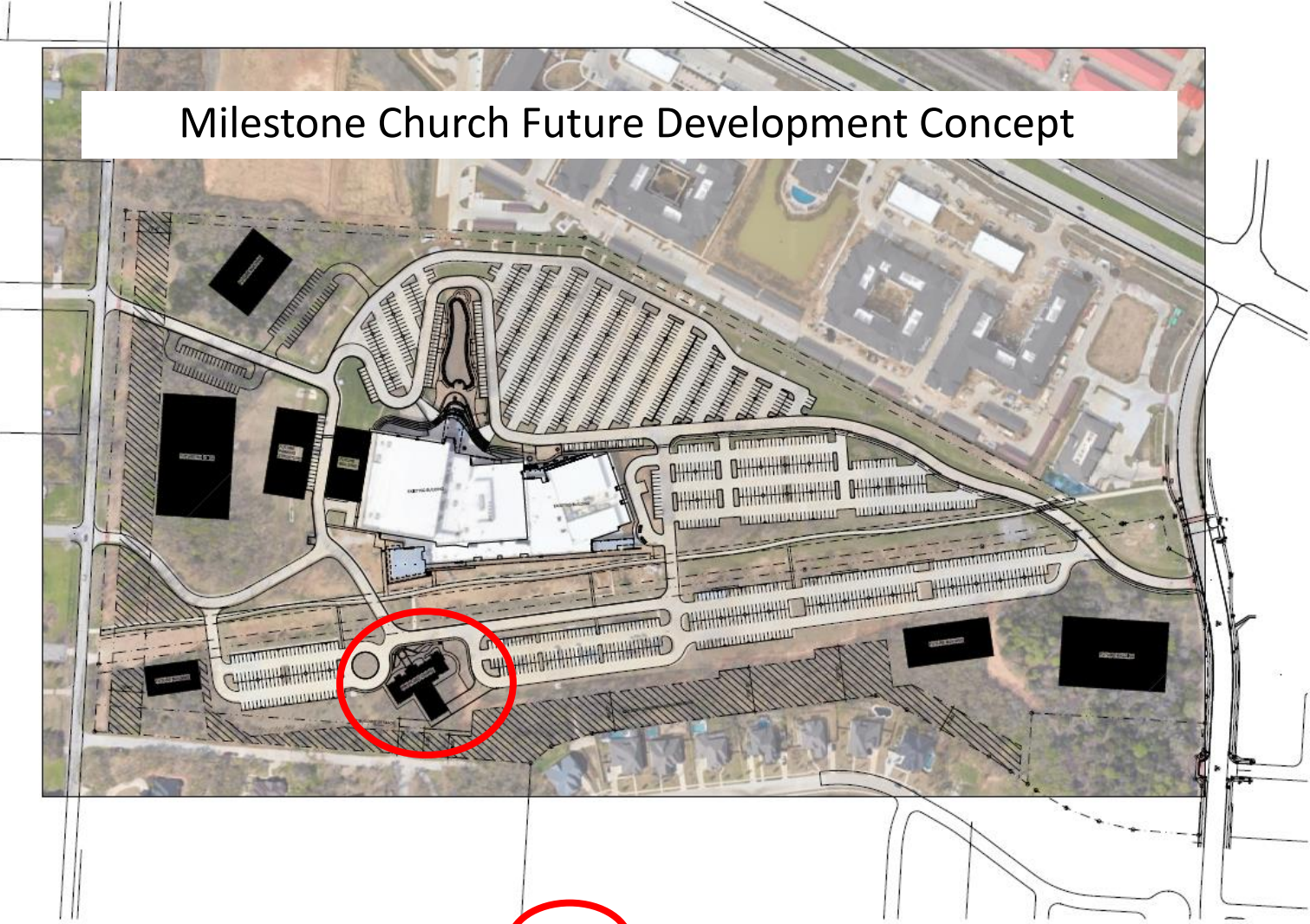
*The height of a non-residential structure may be as tall as fifty-three feet (53') provided that any structure over thirty-five feet (35') in height is setback a minimum of two hundred feet (200') from a residence or residentially-zoned property.*

- The church is now requesting to modify this condition to include language what would allow a “single architectural feature, a steeple” to be 53 feet tall and 60 feet from residences/residentially-zoned property.

# Item G-1



Chapel Site Plan

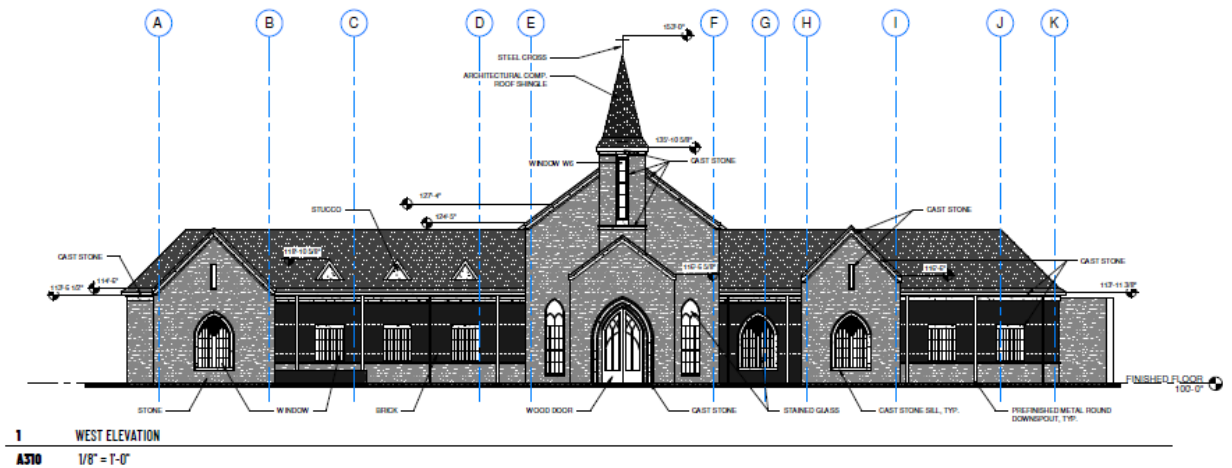
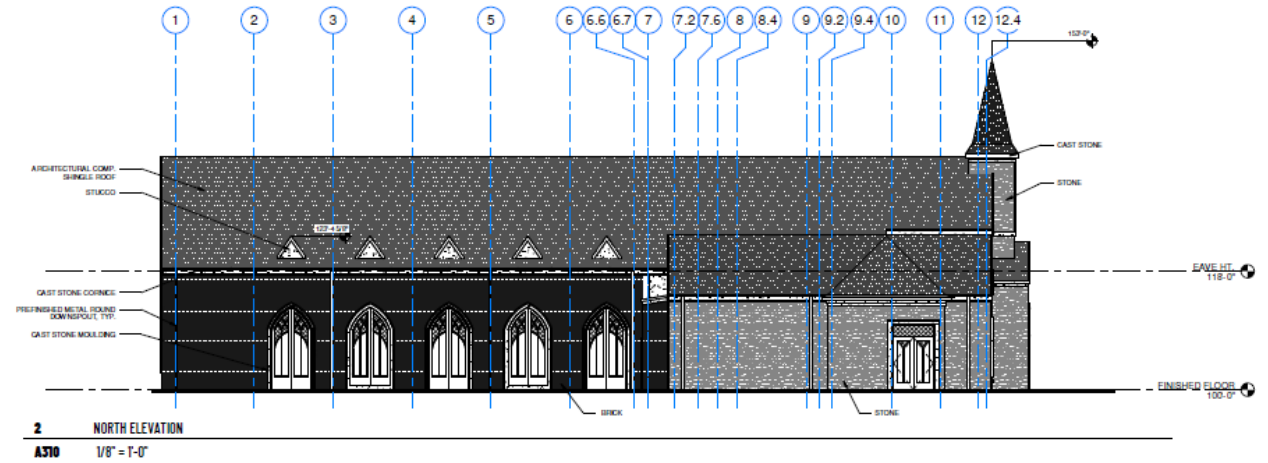


Milestone Church Future Development Concept

Proposed Chapel

# Item G-1

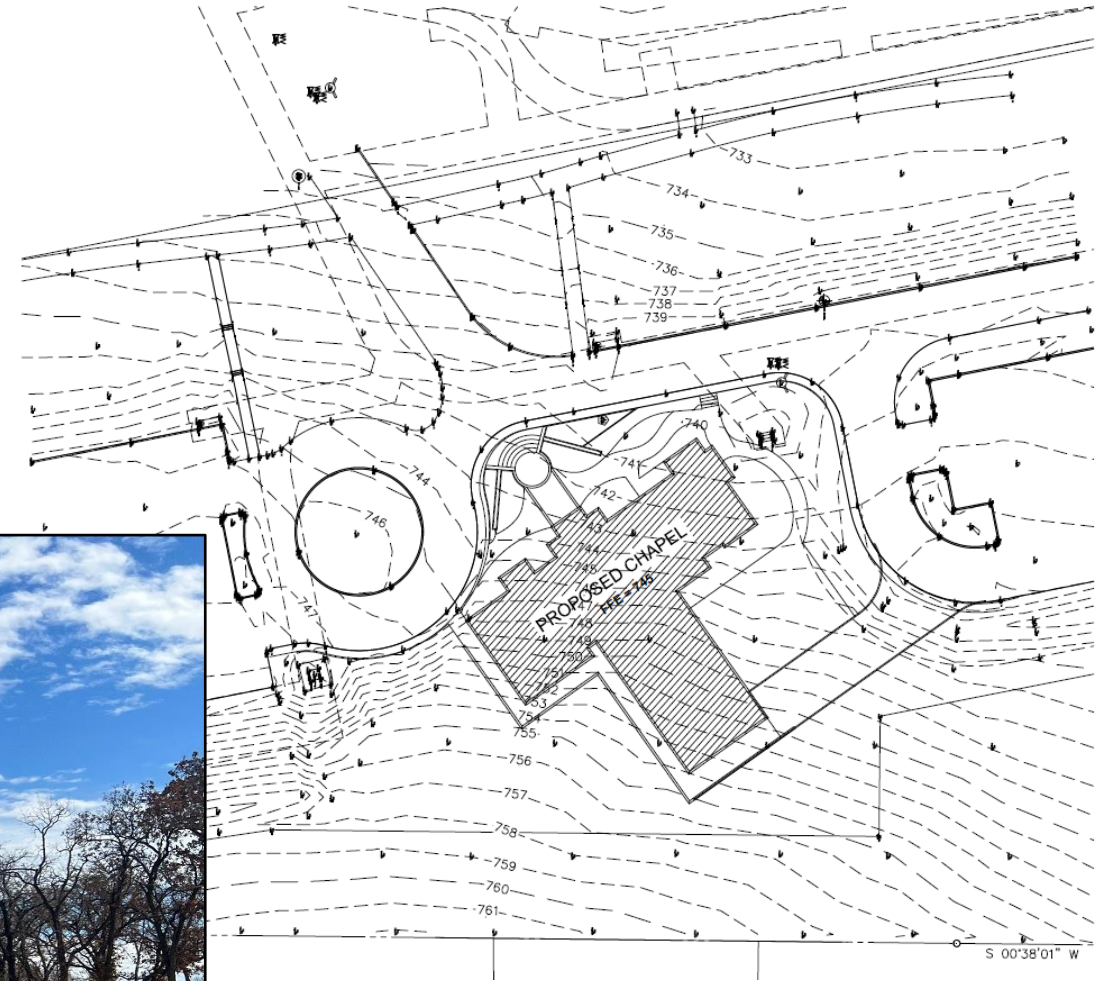
- The height of the proposed steeple is 53' above finished floor and will be constructed of cast stone and composite shingles.





## Item G-1

The Applicant provided a topographic exhibit indicating the chapel will sit approximately 10-15 feet below the grade of the property directly adjacent to the residential properties to the east.



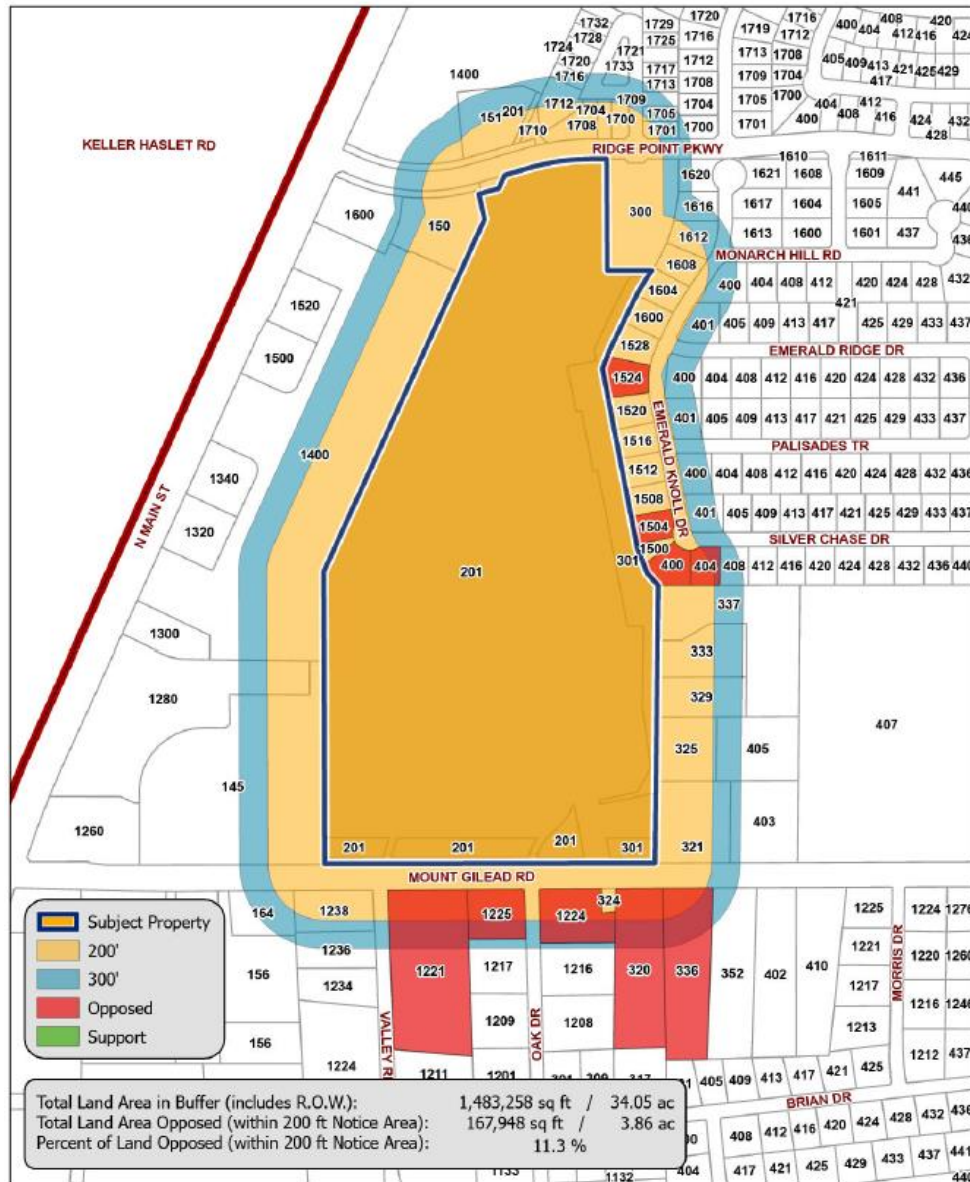


Item G-1





# Item G-1



On Nov. 30, 2023, the City mailed 71 Letters of Notification for this Public Hearing to all property owners within three hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

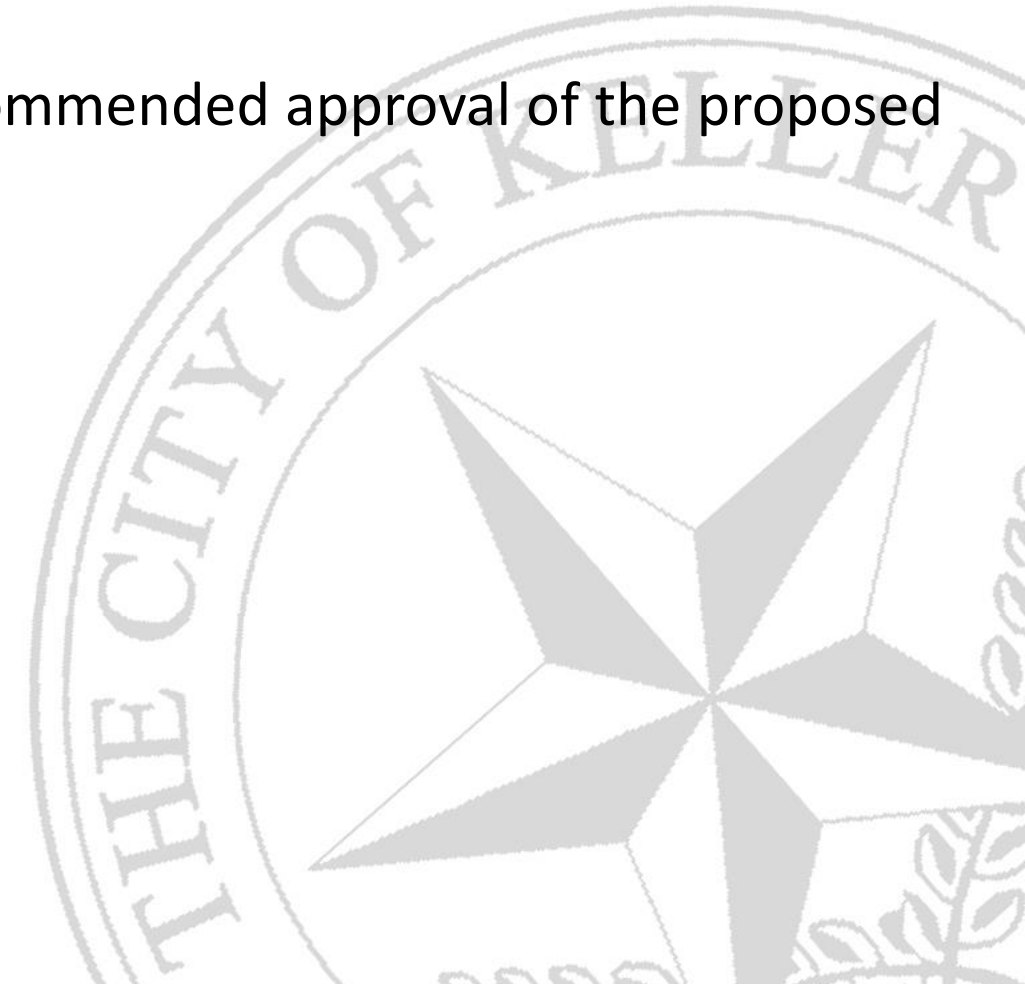
Staff received signed opposition letters from 13 properties within the 200' buffer around the subject property prior to the public hearing on Jan. 16, totaling 22.1% of the property within that buffer. Since then, 4 properties have withdrawn their opposition, bringing the opposition total to 11.3% within the 200' buffer.

Three additional letters of opposition came from properties outside the 200' buffer.

# Item G-1

## Planning and Zoning Recommendation

At their Dec. 12, 2023 meeting, Commissioners recommended approval of the proposed PD amendment by a vote of 4 to 3.





## Item G-1

### **Request:**

To amend the existing PD for Milestone Church to allow a single architectural feature, a steeple, to be 53 feet in height when setback 60 feet from a residence or residentially-zoned property. As proposed by the Applicant, the modified development standard would apply to any steeple constructed within the PD.

## Item G-1

Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request (including a Planned Development Amendment) the City Council shall consider the following factors:

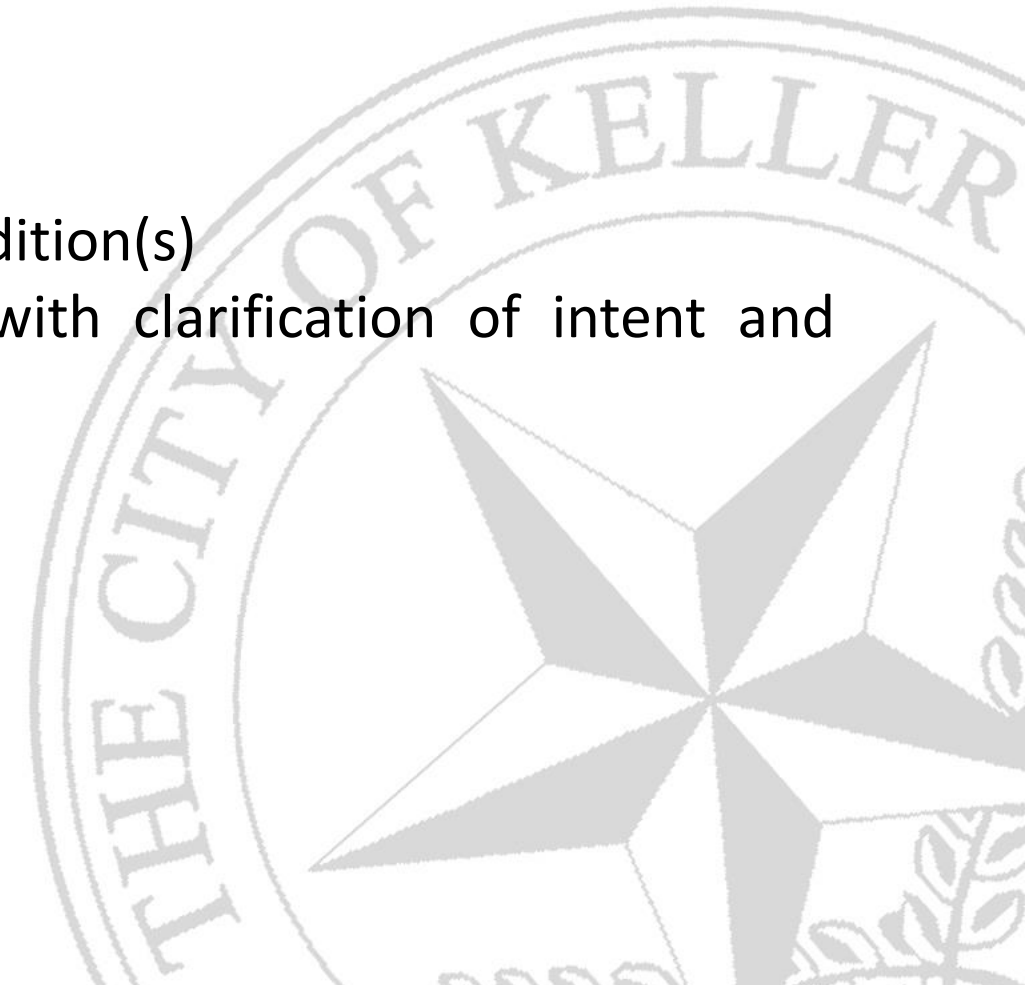
- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.



## Item G-1

The City Council has the following options when considering a Planned Development Amendment application:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





**Questions?**  
**Sarah Hensley**  
**817-743-4130**

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