

5. Under Section 6.2224, the Highway Christian Church will need about 10 parking spaces during services. The commercial corner has 62 total, with 43 spaces in front, and 19 spaces in back. Accordingly, there is adequate parking to accommodate the proposed special exception.

6. There will be incidental consumption of light snacks such as coffee and pastries, but there will not be any on site preparation or sale of food.

7. The evening uses will primarily take place on Wednesday evenings between 7:00 p.m. and 9:00 p.m.

8. Peter Nagrod, a member of the Washington Grove Planning Commission, indicated that the Planning Commission supported granting a special exception for the church. He also testified that such activities, if held in the residential zone, would already be permitted.

9. Joli McCathran, speaking as the mayor, testified that in Ordinance No: 2016-10, the Town Council adopted amendments to Article VII, Zoning, Section 8.21, to allow charitable, religious or educational institutions in the commercial zone as a special exception approved by the Board of Zoning Appeals. It became effective on 12/14/2016.

10. Charlie Challstrom raised a concern that new tenants should be aware that temporary signs on commercial property is not allowed by the ordinance. He also testified that the rear parking spaces along Hickory Road are not compliant in terms of Section VII, 6.221(b) Separation from Streets and Walks; and (h) Screening. However, the Board determined that these factors are outside the scope of the special exception process.

11. Ordinances Article XI Commercial Regulations imposes hours of operations of between 6:00 am to 9:00 pm. Pastor Pollard testified that the Church was willing to operate within these hours and that doing so would not impose a substantial burden on the Church.

Decision.

Based on these findings of fact, the Board concludes:

1. The applicant has shown by clear and convincing evidence that the Highway Christian Church of unit 109 in the Commercial Zone for religious purposes will not significantly burden the Town with increased noise, litter, or pedestrian or vehicular traffic.

2. The applicant's proposed use is consistent with the Town's Master Plan and is a particularly well-suited use for the Commercial Zone in the Town.

3. Accordingly, the Board GRANTS the applicants request for a special exception to perform religious and other activities related to a religious institution in the Commercial Zone with the following condition:

The church must abide by the limitations of the hours of operations for the commercial zone imposed for commercial entities, which are from 6:00 a.m. to 9:00 p.m.

4/8/17

Date

Marc Hansen

Marc Hansen, Chair

Board of Zoning Appeals

Washington Grove Board of Zoning Appeals
Minutes

The Board of Zoning Appeals met on March 25, 2017, at 10:30 a.m. in the Council Room of McCathran Hall to conduct a public hearing on the special exceptions application filed by Pastor Aaron Pollard, on behalf of the Highway Christian Church, to hold church services and other related religious activities in the Commercial Zone.

Satoshi Amagai, Christine Dibble and Marc Hansen sat as the Board.

After conducting a public hearing, the Board adopted by unanimous consent the attached Opinion and Order granting the special exception.

Respectfully submitted,

Marc Hansen

Marc Hansen,
Board of Zoning Appeals

Approved:

4/9/17
Date