



Agenda Item Summary Sheet

Item No: **F-2**
Meeting Date: **September 4, 2024**

Item Title: Public Hearing to consider a text amendment submitted by Anlauf Engineering, PLLC on behalf of Ark Church to modify the definition of "Religious Complex"

Item Summary:

Joseph Anlauf, P.E. of Anlauf Engineering, PLLC has submitted a text amendment request on behalf of the Ark Church. If adopted, the text amendment would modify the definition of "Religious Complex" to allow for the construction of a single-family dwelling onsite for church staff, in addition to the already permitted parsonage. The applicant notes in the application that the amendment is designed to allow religious complexes the ability to include additional affordable housing options for church staff and their families. More affordable housing options will allow the church to attract and retain additional much needed church staff.

Planning Staff and Planning Board Recommendation

Staff believes that permitting religious complexes to build a single-family dwelling onsite for church staff can offer significant benefits to the church, its staff, and the community, provided all zoning and building regulations are met. Onsite residences could enhance community engagement, ensure staff availability for church-related events and activities and provide a constant presence to respond to any emergencies involving the church. Planning staff finds the proposed text amendment to be consistent with the 2022 Comprehensive Land Use Plan and recommends adoption of the amendment as presented.

At their July 16, 2024, meeting the Planning Board voted unanimously to recommend adoption of the text amendment as presented. While not part of the motion, several Planning Board members did inquire about expanding this request to include two-family/duplex options.

Number of Attachments: 4

Specific Action Requested:

Conduct the Public Hearing.

Submitted By: Planning and Development

Date: August 27, 2024

Finance Officer Comment:

Insufficient information to determine fiscal impact.

Signature: Amy Miller

Date: August 27, 2024

Town Attorney Comment:

N/A

Signature: John Leidy

Date: August 27, 2024

Town Manager Comment and/or Recommendation:

N/A

Signature: Andy Garman

Date: August 27, 2024