



Board of Adjustment Agenda Abstract

Monday, June 8, 2026

Location:

Agenda Item

Special Use Permit Extension Petition - 5417 Spence Farm Road - Vertical Life Church - PIN 0657152630 - BOA-SUP-2024-02

Item Explanation

The purpose of this agenda item is to consider an extension of Special Use Permit, BOA-SUP-2024-02, at 5417 Spence Farm Road by petitioner Vertical Life Church.

Staff Comments

PROPERTY INFORMATION: The subject property is located at 5417 Spence Farm Road. The 7.08-acre site is within the Extraterritorial Jurisdiction (ETJ). The principal use proposed for the subject property will be a Place of Worship.

SPECIAL USE PERMIT REQUEST: The petitioner is requesting a one-year extension of Special Use Permit BOA-SUP-2024-02. The Special Use Permit to allow the development of a Place of Worship within a residential zoning district as required by Section 9-1255.c.6.(A).v. of the Land Development Ordinance was approved by the Board of Adjustment on July 9, 2024.

Land Development Ordinance Section 9-1753.q. Expiration of Permits, sets a 12-month period for the Special Use Permit and provides the following opportunity for the Board of Adjustment to grant an extension:

Any order or decision of the Board of Adjustment granting a permit for a special use permit shall expire if the applicant does not obtain a building permit or Certificate of Occupancy or if the project has not been substantially commenced, for such use within 12 months from the date of the decision by the Board of Adjustment, except that the Board of Adjustment may consider additional time based on the application and the type of use proposed. An extension shall be considered based on the following, and is at the sole discretion of the Board of Adjustment:

- (1) the size and phasing of development,*
- (2) the level of investment,*
- (3) the need for the development,*
- (4) economic cycles, and*
- (5) market conditions or other considerations.*

The petitioner has been advised that the burden of proof and evidence upon submitting a request for an extension is the responsibility of the petitioner.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Approve the request to extend BOA-SUP-2024-02 as presented, under the terms and conditions identified in the applicant's request

OR

Deny the request to extend BOA-SUP-2024-02 as presented.

ATTACHMENTS

[BOA-SUP-2024-02 - Recorded Special Use Permit](#)

[BOA-SUP-2024-02 - Extension Request Letter](#)

[BOA-SUP-2024-02 - Staff Map](#)

[BOA-SUP-2024-02 - Site Plan](#)