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Petition # 86-026 c

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 - Mail Info
 - Mapping
 - Other
- Site Plans



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OFFICIAL REZONING APPLICATION MECKLENBURG COUNTY

Petition No.	<u>86-26(c)</u>
Date Filed	<u>2-24-86</u>
Received By	<u>CL</u>
OFFICE USE ONLY	

Ownership Information

Property Owner DAVIS G. WILLIAMS & BELINDA J.

Owner's Address 6727 LAKESIDE DRIVE
CHARLOTTE, N.C. 28215

Date Property Acquired SALE PENDING ZONING CHANGE

Deed Reference 4954 PAGE 060 Tax Parcel Number 111-091-13

Location Of Property (address or description) PROPERTY IS LOCATED ON SOUTHSIDE
OF MECKLENBURG SHRINE CLUB ROAD APPROX. 1100 FT. EAST OF HARRISBURG RO.

Description Of Property

Size (Sq. Ft.-Acres) 5.36 ACRES Street Frontage (ft.) 291.94

Current Land Use VACANT

Zoning Request

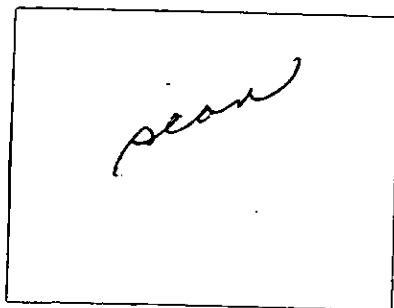
Existing Zoning R-15 Requested Zoning ~~REMOVED~~ R-15MF

Purpose of zoning change TO PROVIDE A MEETING HALL FOR THE
KNIGHTS OF COLUMBUS, A CHURCH AFFILIATED MENS GROUP.

DONALD T. GARRICK
Name of Agent

5501 BIEDERBECK DR. CHARLOTTE, N.C. 28212
Agent's Address

537-0267
Telephone Number



KNIGHTS OF COLUMBUS #7343
Name of Petitioner(s)

8451 LOEWILD RA. CH. 28212
Address of Petitioner(s)

536-6520
Telephone Number

Donald T. Garrick
Signature

X Belinda J. Williams
Signature of Property Owner if Other Than Petitioner.

Jackie B. Williams

CONVENTIONAL REZONING APPLICATION FILING REQUIREMENTS:

1. two signed official applications;
2. two survey maps delineating the property in question;
3. a list of all adjacent property owners, with their current mailing addresses coded to the survey map or tax map (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
4. a filing fee to help defray administrative expenses (see fee schedule below);
5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).

CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

1. two signed application forms;
2. a filing fee to help defray administrative expenses (see fee scheduled below):

FILING FEES FOR BOTH CONVENTIONAL AND CONDITIONAL DISTRICT REZONING APPLICATIONS

<u>Size of Parcel</u>	<u>Application Fee</u>
5 acres or less	\$100.00
Over 5 acres but not more than 50 acres	\$300.00
Over 50 acres but not more than 100 acres	\$400.00
Over 100 acres	\$500.00

(Checks payable to Charlotte-Mecklenburg Planning Commission)

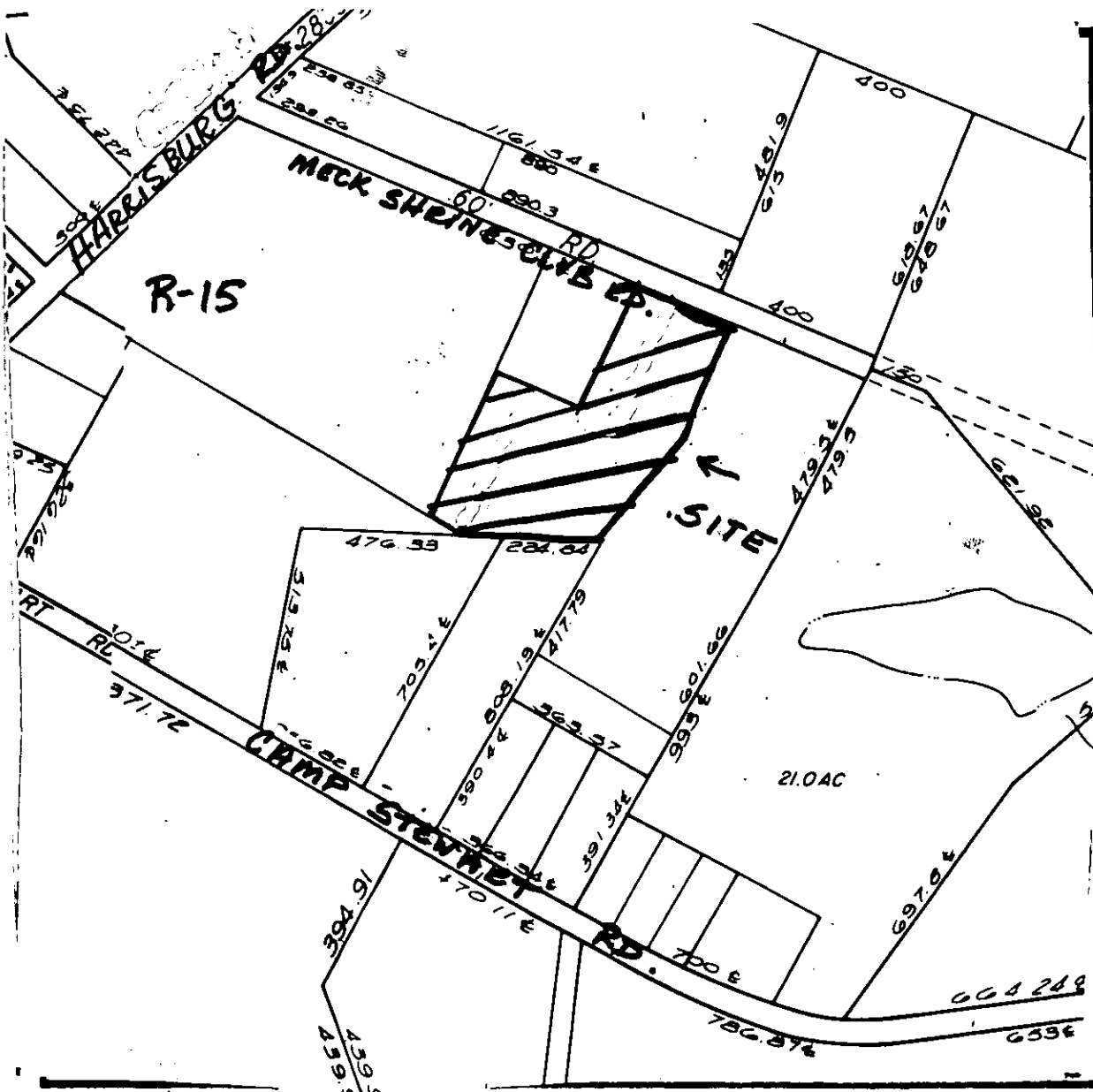
3. ten (10) copies of a schematic site plan, drawn to scale and at a minimum size of 24" x 36," which includes the following items (ten copies are needed for interdepartmental review):
 - (a) a boundary survey showing the total acreage, present zoning classification(s), date, and north arrow;
 - (b) adjoining property lines and names, addresses, and tax parcel numbers of current adjoining property owners (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
 - (c) all existing easements, reservations, and rights-of-way, and all yards required for the zoning district requested (show setback, side and rear yard requirements for proposed zoning district);
 - (d) proposed use of land and structures: for residential uses this shall include the number of units and an outline of the area within which the structures will be located; for non-residential uses, this shall include approximate square footage of structures and an outline of the area within which the structures will be located;
 - (e) traffic, parking, and circulation plan, showing proposed locations and arrangement of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided);
 - (f) proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features, or a statement specifying that buffering and/or screening will conform to City/County Zoning Ordinance requirements;
 - (h) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
 - (i) proposed phasing, if any, and approximate completion time of the project;
 - (j) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
 - (k) topography at four foot contour intervals or less (existing and proposed);
 - (l) schematic site plan must be titled with project name and proposed use;
 - (m) size of schematic site plan not to exceed 42" in width;
 4. a list of all adjacent property owners with current addresses coded to the schematic site plan; and
 5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
-

PETITIONER Knights of Columbus

PETITION NO. 86-26(c) HEARING DATE 4-14-86

ZONING CLASSIFICATION, EXISTING R-15 REQUESTED R-15MF (CD)

LOCATION 5.36 acres located on the southside of Mecklenburg Shrine Club Road



ZONING MAP NO. 92, 93

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE





CHARLOTTE - MECKLENBURG PLANNING COMMISSION

May 2, 1986

Chairperson Carla DuPuy
Members, Board of Commissioners
Mecklenburg County
Charlotte, North Carolina

Dear Commission Members:

Attached are recommendations of the Charlotte-Mecklenburg Planning Commission on rezoning requests which were previously heard at public hearing and referred to the Planning Commission for consideration. The recommendations as reflected herein were arrived at in a meeting of the Planning Commission held on April 24, 1986.

According to the adopted rules of procedure, these recommendations will be sent to the interested parties with a time period for the conveyance of any written statement set to elapse on May 12, 1986. This will then permit these matters to be placed on your agenda for consideration of decision on May 19, 1986.

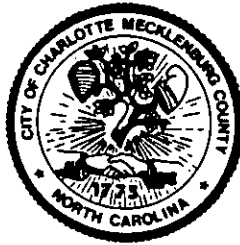
If you have any questions or wish to discuss any aspect of these recommendations, please let me know.

Respectfully submitted,

Robert G. Young
Land Development Manager

RGY:oj

Attachments



CHARLOTTE - MECKLENBURG PLANNING COMMISSION

May 2, 1986

Dear Interested Party:

There is attached a recommendation on a rezoning petition as arrived at by the Planning Commission. This is the one about which you have expressed an interest.

According to procedures announced by the County Commission, you may file a statement of rebuttal or in support of this recommendation. Such statement must be filed at the Planning Commission Office, 301 South McDowell Street, not later than Noon on Monday, the 12th day of May, 1986. Twenty (20) copies are required and will be distributed to the County Commission and the Planning Commission. Copies will be on file in the Planning Commission Office and the Commissioners' Room for anyone to examine.

Decision will be scheduled for May 19, 1986, at 9:00 o'clock A.M. in the Education Center, Fourth Floor, 701 East Second Street.

Respectfully submitted,

Robert G. Young
Land Development Manager

RGY:oj

Attachment

DATE: April 24, 1986
PETITION NO.: 86-26(c)
PETITIONER(S): Knights of Columbus

*see
recommend
only*

REQUEST: Change from R-15 to R-15MF(CD).

LOCATION: A 5.36 acre site on Mecklenburg Shrine Club Road.

ACTION: The Planning Commission recommends that the petition be approved.

VOTE: Yeas: Curry, Emory, Griffin, Lawing, Lowery, M. Smith, S. Smith and Wheeler.

Nays: None.

(Commissioner Clodfelter abstained from voting. Commissioner Lewis was not present when vote was taken.)

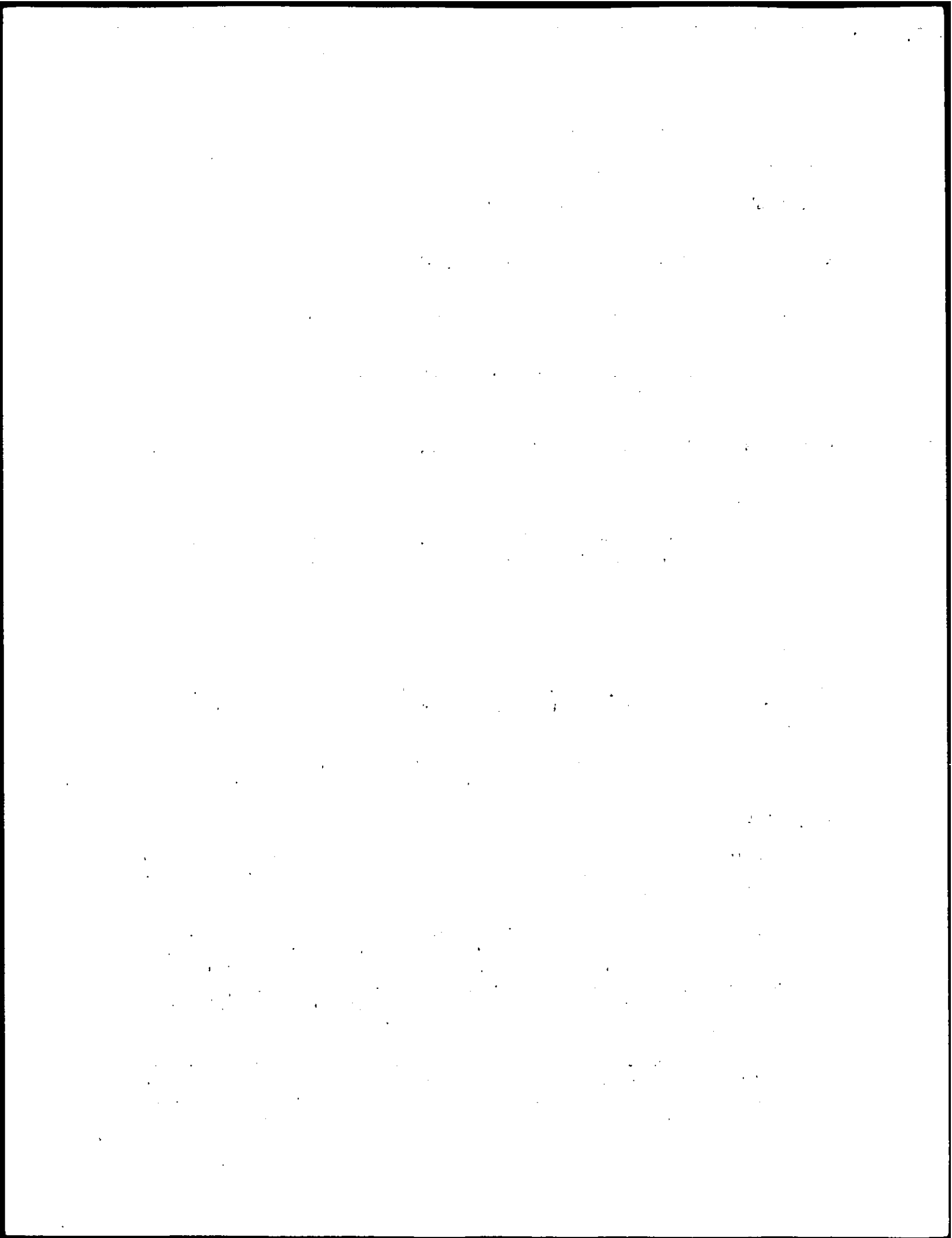
REASONS:

ISSUES:

1. Site Plan. What aspects of the conditional site plan are important to evaluate, especially the relationship to adjoining property and parking and streetscape appearance?
2. Relationship to Development Pattern. How would this institutional type use relate to the existing development pattern for the street?

BACKGROUND:

1. Existing Zoning. The subject property is presently zoned R-15. All of the property surrounding the site as well as those in the general vicinity are likewise zoned.
2. Existing Land Use. The property is vacant. Two sides of the site adjoin a volunteer fire department and there is a fraternal organization, Mecklenburg Shrine Club, located just across the street from the rezoning site. There is also a residence at the end of the street and another across the street from the property. Generally the area is rather sparsely developed with single family homes.
3. Site Plan. The conditional site plan proposes that the use of the property be devoted to a meeting facility for the Knights of Columbus. A single story building will be constructed on the property. Access will come by way of Mecklenburg Shrine Club Road and a total of 129 parking spaces are



shown. To the rear of the site is also a soft ball field. The plan also provides for a landscaping plan. The maximum square footage of the proposed building is 22,000 square feet.

GENERAL FINDINGS

1. 2005 Plan. The plan specifically shows rural residential development in the general area surrounding the site as well as developing residential areas west of Harrisburg Road. Also proposed for the Harrisburg Road area is the conversion of the Harrisburg Road Landfill to a golf course and park.
2. Pre-Hearing Departmental Comments (Summary)
 1. County Engineering. Comments were unavailable as of the preparation of this report.
 2. Building Standards. The only problem noted was that one driveway is shown to be straddling a property line and it is necessary that the driveway be entirely on the petitioner's property.
 3. C-MUD. No water or sewer is available to service this site.
 4. County Fire Marshall's Office. Comments were unavailable as of the preparation of this material.
3. Pre-Hearing Staff Input. Staff provided guidance and assistance with regard to the requirements needed to meet application requirements.
4. Neighborhood Context. The site is not located within any defined neighborhood.

DETAILED FINDINGS:

1. The subject property in this case is a 5.3 acre site located on the south side of Mecklenburg Shrine Club Road. Its present zoning is R-15 and the petitioner is seeking R-15MF(CD).
2. The petitioner in this case is the Knights of Columbus, a fraternal organization, who has filed the request in order to establish a meeting facility for their club. A recent change in the zoning ordinance now requires that the property be rezoned whereas before no zoning change would have been required, but instead a minor special use permit would have been required.
3. The petitioner has filed a conditional site plan stipulating development restrictions on the property. (For further details refer to Background #3.)
4. Mecklenburg Shrine Club Road is a rural gravel road. The site adjoins a volunteer fire department on one side and there is already one other fraternal organization located across the street from the site. A couple

of other houses exist nearby. Considering this setting it is unlikely that single family development will occur on the property.

5. Therefore, due to the fact that the property adjoins a volunteer fire station and another institutional use in the area, it seems that the proposed use of the site in this case seems reasonable. The setting of the street is very definitely one of sparse development and the proposal to locate another institutional type use here appears to be consistent with the development that has already taken place on this street.
6. Early staff concerns about the site plan were corrected by the petitioner. Among these are the fact that staff felt the plan would be better by "flip-floping" the building and parking areas such that the building would face the street with parking tucked in behind it. This better helps to relate the site to the area. In addition, the plan filed with the application showed one driveway access actually straddling the property line and that very definitely needed to be entirely within the property boundary limits. (That driveway was dropped from the plan.)
7. The multi-family zoning should not be an indication that multi-family development per se is being encouraged here, but rather the recognition of a new ordinance requirement for zoning associated with this institutional use. This use along with other development on the street is consistent with the manner in which the Mecklenburg Shrine Club Road is developing and will compliment the other fraternal organization site across the street.
8. Finally, a neighborhood representative spoke in favor of the change at public hearing.
9. Based upon the above circumstances, Planning Commission recommends that the petition be approved.

Staff Opinion

The staff agreed with Planning Commission.

PETITIONER Knights of Columbus

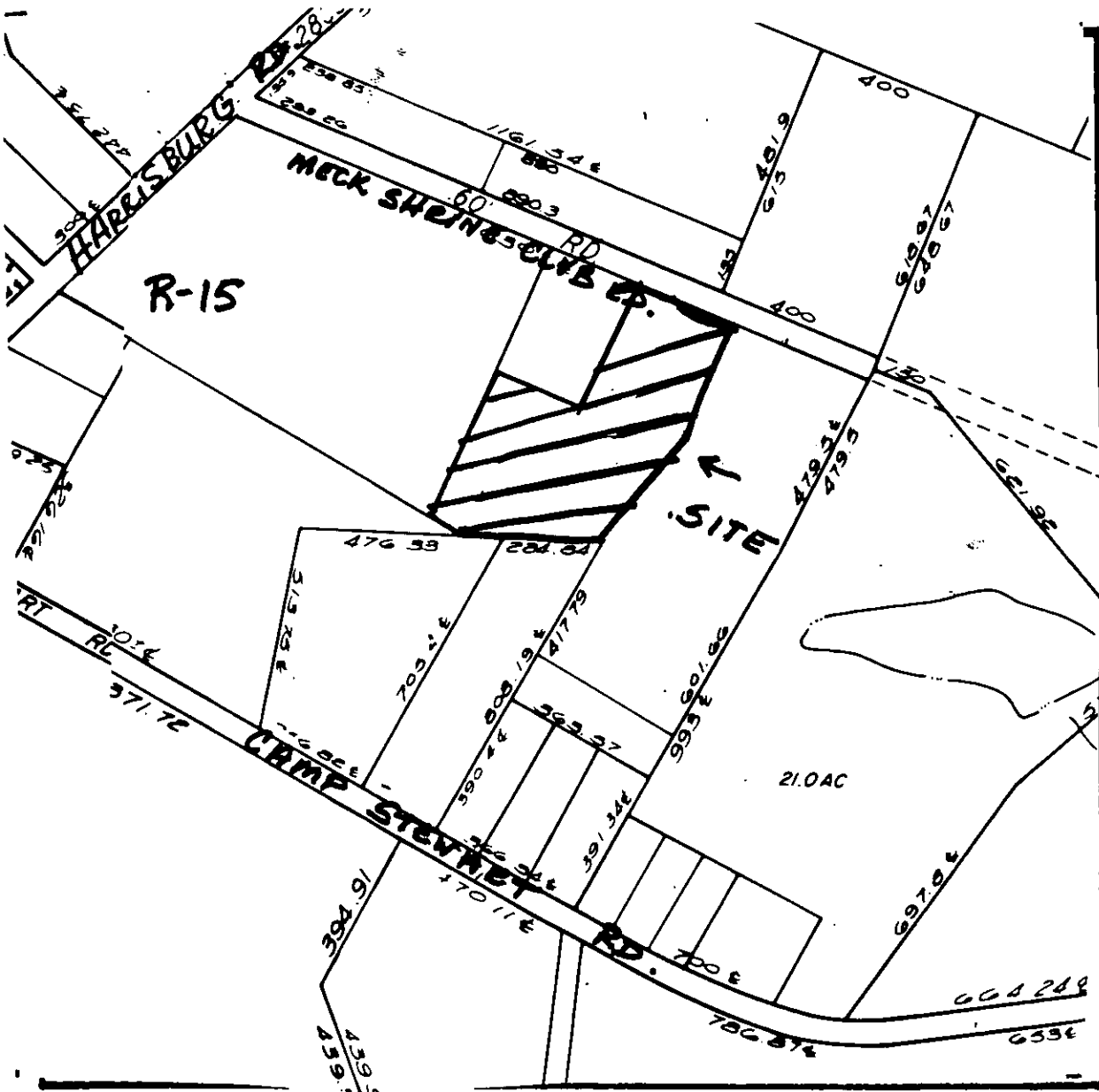
PETITION NO. 86-26(c)

HEARING DATE 4-14-86

ZONING CLASSIFICATION, EXISTING R-15

REQUESTED R-15MF (CD)

LOCATION 5.36 acres located on the southside of Mecklenburg Shrine
Club Road



ZONING MAP NO. 92, 93

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



Charlotte-Mecklenburg Planning Commission
301 South McDowell Street Charlotte, N.C. 28204

86-26(c)
Mr. Donald T. Garbrick
5501 Biederbeck Drive
Charlotte, N.C. 28212

Craig Stoll
2627 Connemara Drive
Matthews, N.C. 28105

Charlotte-Mecklenburg Planning Commission
301 South McDowell Street Charlotte, N.C. 28204

Jim Wiberley
8601 Cedarbrook Drive
Charlotte, N.C. 28215

ZONING REGULATIONS
MAP AMENDMENT NO. _____

463

A RESOLUTION AMENDING THE MECKLENBURG COUNTY ZONING REGULATIONS

WHEREAS, a petition was presented to the Board of Commissioners of Mecklenburg County requesting the rezoning of a 5.36 acre site on the south side of Mecklenburg Shrine Club Road from R-15 to R-15MF; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2; and

WHEREAS, the Board of County Commissioners has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on April 14, 1986; and

WHEREAS, in the passage of this ordinance the Board of Commissioners of Mecklenburg County has considered the following items as required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA:

Section 1. The Mecklenburg County Zoning Regulations as embodied in the Zoning Ordinance are hereby amended by changing from R-15 to R-15MF(CD) with Site Plan Amendment on the Official Zoning Map, Mecklenburg County, North Carolina the following described property:

BEGINNING point located in southern right-of-way line of Mecklenburg Shrine Club Road (right-of-way = 60 feet) and being east of centerline of Harrisburg Road 1041.30 feet and also being the northeast corner of the Hickory Grove Volunteer Fire Department tract. Running thence with southern right-of-way line of Mecklenburg Shrine Club Road S.67-24-20E. 291.94 feet to an iron; thence with western boundary of D. G. Williams 2.06 acre tract S.28-10-50W. 300.00 feet to an iron; thence a new line S.40-32-50W. 306.04 feet to an iron; thence with the C. J. Horne line N.87-37W. 225.24 feet to an iron; thence with two of Jack H. Hurst's lines N.87-48-30W. 106.61 feet to an iron; thence N.60-30-30W. 80.0 feet to an

iron; thence with the Grace Baptist Temple property N.23-41-30E. 384.45 feet to an iron; thence with two lines of the Hickory Grove Volunteer Fire Department tract S.66-21-10E. 208.96 feet to an iron; thence N.23-41-30E. 314.61 feet to the point or place of BEGINNING.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

APPROVED AS TO FORM:

County Attorney

Approved and adopted by the Board of County Commissioners of Mecklenburg County, North Carolina, in meeting on the _____ day of _____, 19____.

Clerk, Board of County Commissioners