

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: February 3, 1997

TO: Robert Brandon
Zoning Administrator

FROM: *Martin R. Cramton, Jr.*
Martin R. Cramton
Planning Director

SUBJECT: ADMINISTRATIVE APPROVAL OF PREVIOUSLY APPROVED PETITION
PETITION NO 86-87, FOREST HILL PRESBYTERIAN CHURCH
TAX PARCEL NO. 173-19-44

Attached is a revised site plan for the above mentioned rezoning petition. The plan has been revised to relocate the proposed sanctuary to the west next to the existing building. The treatment along all property lines has been increased from a 50 foot landscaped strip with a berm to a 75 foot Class B buffer. The maximum size of all the proposed additional development and existing buildings has increased from 116,589 to 117,589 square feet. This square footage increase represents a one time 1,000 square foot increase as per Section 6.206(2). The number of parking spaces remains the same. Since these changes are minor, we are administratively approving this plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

cc: William L. Allen



Our Goal: To Make Disciples of Jesus Christ

Senior Pastor
David Chadwick

Partners In Ministry

Robbi Fischer
Leta Flowers
Todd Hahn
Ginny Holt
Tom Kakadelis
Robin Latham
Beverly Lueke
Tony Montieth
Charles Overstreet
David Ruff
Roger Severino
Robert Tansill
Jayce Wilson
Richard Wilson
Luke Witte

September 30, 1996

Mr. Keith H. MacVean
Site Plan Administrator
Charlotte-Mecklenburg Government Center
600 East Fourth Street
Charlotte, North Carolina 28202

Dear Keith:

In conclusion to our meetings we are prepared to submit our formal request for an administrative Master Plan revision.

Enclosed herewith is the required four (4) sets of drawings encompassing the revised Master Plan and a check for \$100.00 made payable to the Charlotte-Mecklenburg Planning Commission.

As you are aware we held an open meeting on August 4, 1996 at the Church for all adjacent property owners. The purpose of this meeting was to explain our intentions, to show them our proposed revised Master Plan and to solicit a response. For the most part the response was very positive and on the whole was well received. Some of the reasons for the positive response are listed in this letter.

We at Forest Hill were very pleased to hear from the neighbors that they have enjoyed our good neighbor approach. We assured them that we have every intention of continuing that policy.

For your review and file we are enclosing a set of the reduced color documents that were used during our presentation to the neighbors.

Mr. MacVean
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September 30, 1996

In a brief comparison of the old Master Plan and the revised or requested Master Plan we list the following changes and what we believe to be the benefits of the new Master Plan:

1. The single largest layout change and the largest benefit to the new Master Plan is that we have increased the set back areas in an attempt to provide more green area to the adjacent property owners and a more campus style setting.
2. The actual parking count is the same as the old Master Plan but is located, generally stated more in the interior of the property. This design philosophy change has to do with what we believe to be safer and better circulation patterns and the fact that the actual buildings are now clustered and not spread out on the site.

We have shared our proposed new Master Plan with Charlotte DOT and have incorporated their input in the new Master Plan.

3. As we mentioned earlier, the buildings are clustered together in order to:
 - A. Keep pedestrians and automobiles separate;
 - B. Provide ease of foot traffic circulation; and
 - C. To create an environment that is functional yet provides a certain level of both physical and visual comfort to the occupants and the surrounding property owners.
4. The style of architecture has changed from what might have been contemporary and potentially out of place in this setting to a more traditional approach thus providing a warmth and consistency with the neighborhood, the existing buildings and surrounding area.
5. The square foot area proposed is basically the same as the old Master Plan with the major difference in the number of sanctuary seats being reduced from 3,400 to 2,000. With that in mind the square footage difference due to less seating is made up of education space which was not on the old Master Plan.

We realize the requested Master Plan has slightly more square footage shown and should this become an issue we would only ask that you please consider the other benefits of this plan when ruling on the slight increase in area.

Mr. MacVean
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September 30, 1996

There have been many prayerful hours spent in the preparation of this new Master Plan and we believe it to be an improvement over the old plan to all concerned. We hope that the Charlotte-Mecklenburg Zoning Department will agree with us.

The overall approach to the revised plan was to create a development that everyone associated with would be proud to have in any Charlotte neighborhood. This philosophy is one that is carried through the entire body of Forest Hill and is evidenced in our normal day to day interaction and cooperation with our neighbors.

Please review this request for approval in the light that it is submitted as an improvement over the old plan.

Should you have any questions please do not hesitate to call myself at 529-1518, Derek Williams our Site Planner at 373-0069, or Mr. Charles Overstreet, the Administrator of Forest Hill at 554-9037.

We will await your approval and thank you for your time and effort in the preliminary states of the plan preparation.

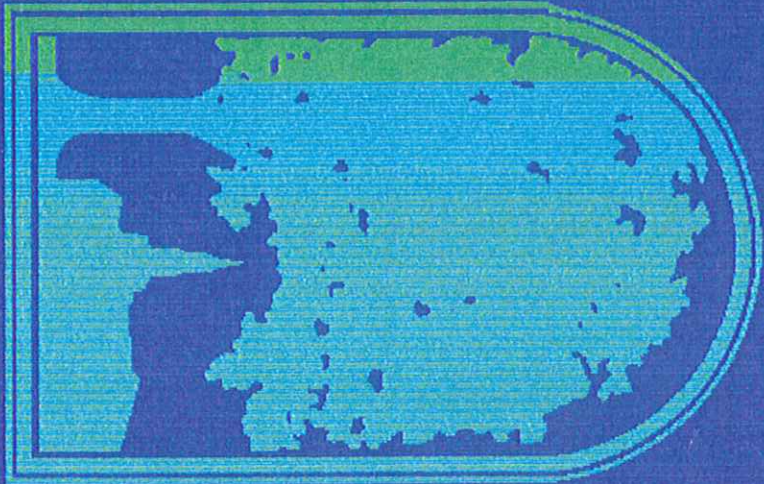
Sincerely,

A handwritten signature in black ink, appearing to read 'William L. Allen', with a long horizontal flourish extending to the right.

William L. Allen
Master Plan Committee

WLA/ls

cc: Mr. Charles Overstreet
Mr. Derek Williams



FOREST HILL CHURCH

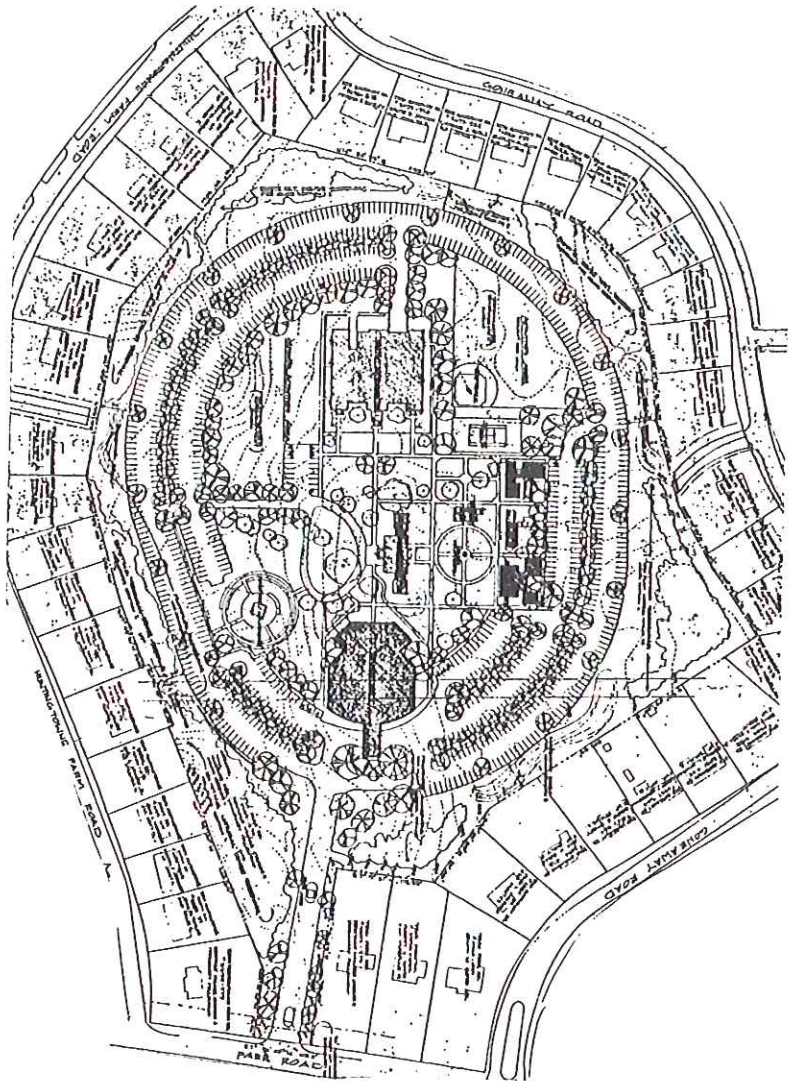
An Evangelical Presbyterian Church

Adams
ARCHITECTS
growing



FOREST
HILL
CHURCH
A Free Will Contribution Church

Approved Master Plan



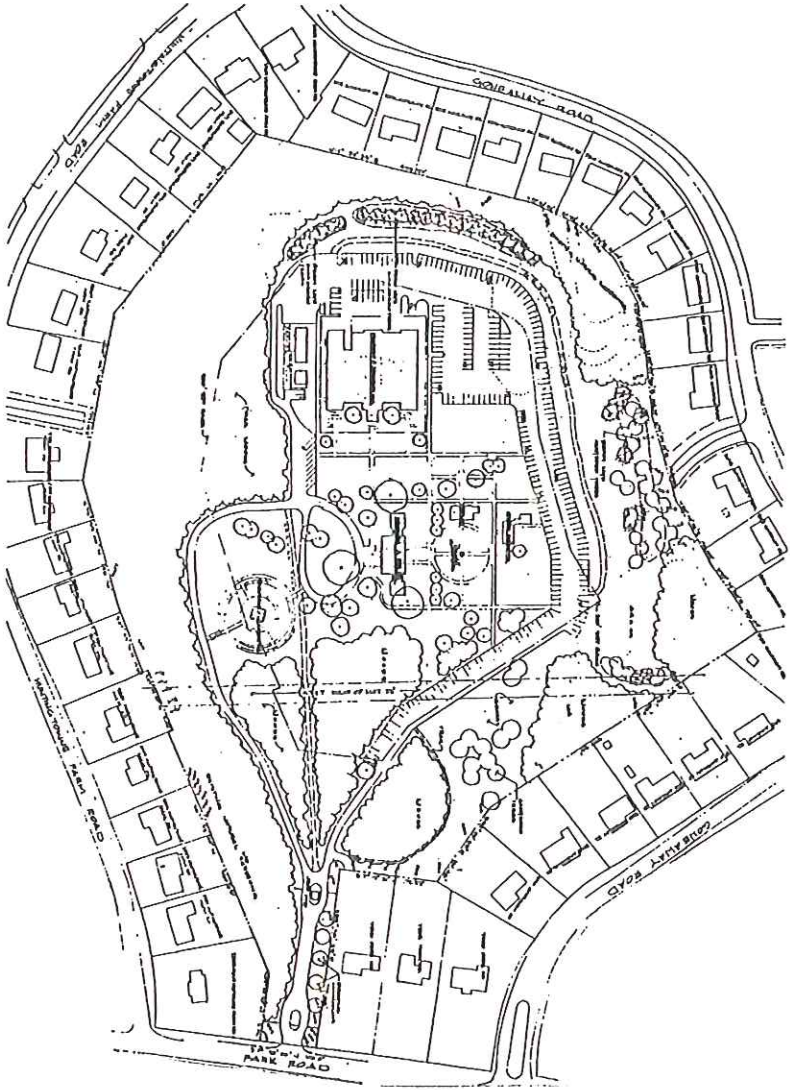
Adams Group
ARCHITECTS

Landscape Architecture

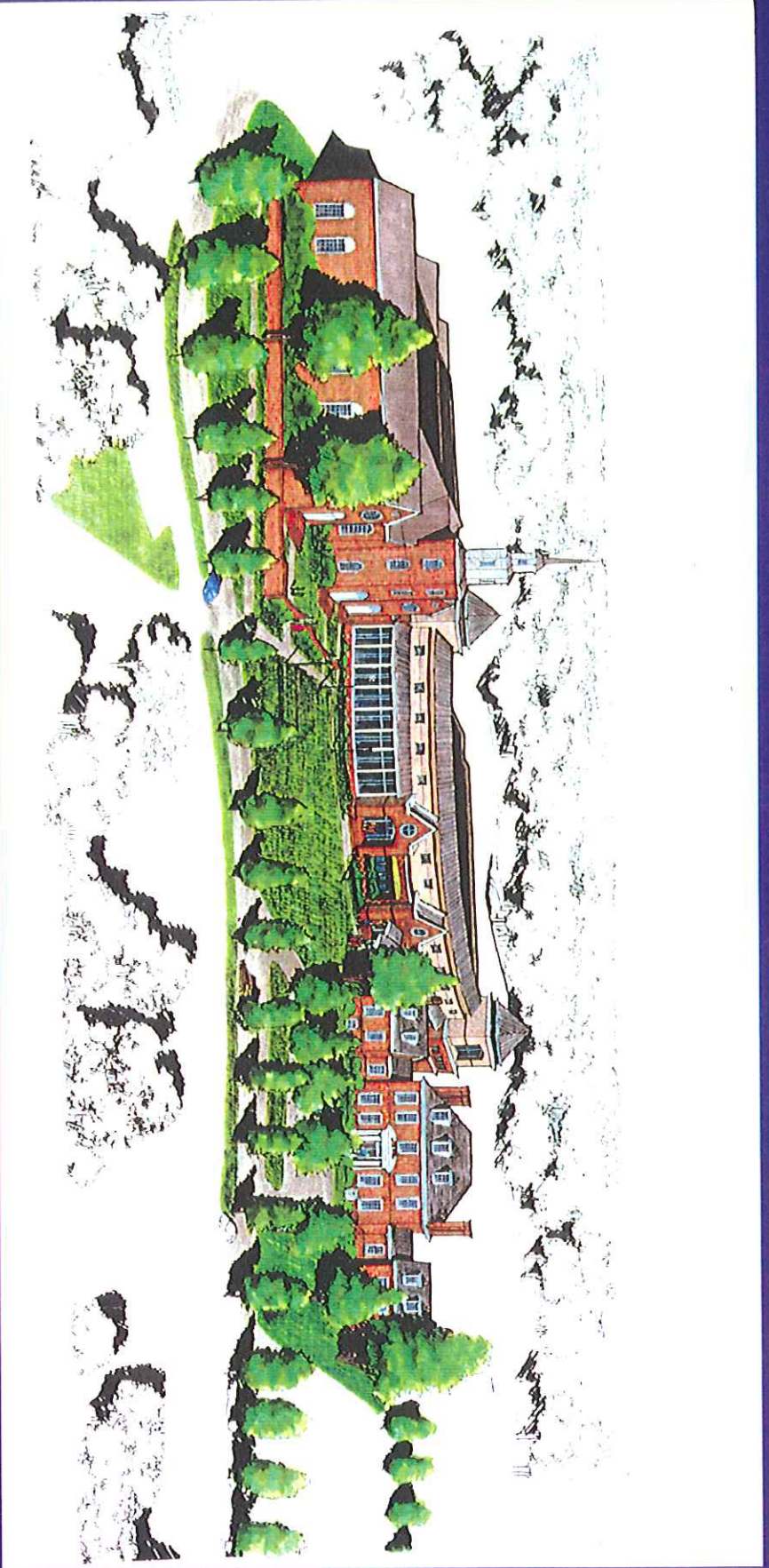


FOREST
HILL
CHURCH
An Evangelical Presbyterian Church

Existing Conditions



Adams
ARCHITECTS
Landscape Architecture



Elevation



FOREST
HILL
CHURCH
An Evangelical Presbyterian Church

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ARCHITECTS

0123456789
10111213141516171819
20212223242526272829
30313233343536373839
40414243444546474849
50515253545556575859
60616263646566676869
70717273747576777879
80818283848586878889
90919293949596979899

Landscape Architecture

SITE COMPARATIVE DATA

	Original Zoning Plan	Proposed Plan	Original Zoning Plan	Proposed Plan
Acres	25.5	25.5		
Buffer Size	50' min	75'		
No. of Seats	3,400	2,000		
No. of Parking Spaces	850	850		
Parking Percentage	1 sp. to 4 sts.	1 sp. to 2.35 sts.		
Building Height	60' max.	60' max.		
Open area/ recreation	16 acres	16 acres		
Retention Area	Adequate	Adequate		
			<i>Building Area</i>	
			<i>Existing Building</i>	
			Family Life Center	42,770
			Library	1,538
			Reception/Meeting Hall	13,978
			Accessory Building	1,702
			<i>Proposed Building</i>	59,988
			Church Administration	8,275
			Worship Center	44,000
			Education Building	4,326
			Chapel	0
			<i>Total</i>	116,589
				56,601
				61,100
				18,200
				1,800
				9,500
				31,600
				56,748
				13,978
				0
				42,770
				117,848



FOREST
HILL
CHURCH
of Emmanuel Presbyterian Church

Site Comparative Data

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Landscape Architecture

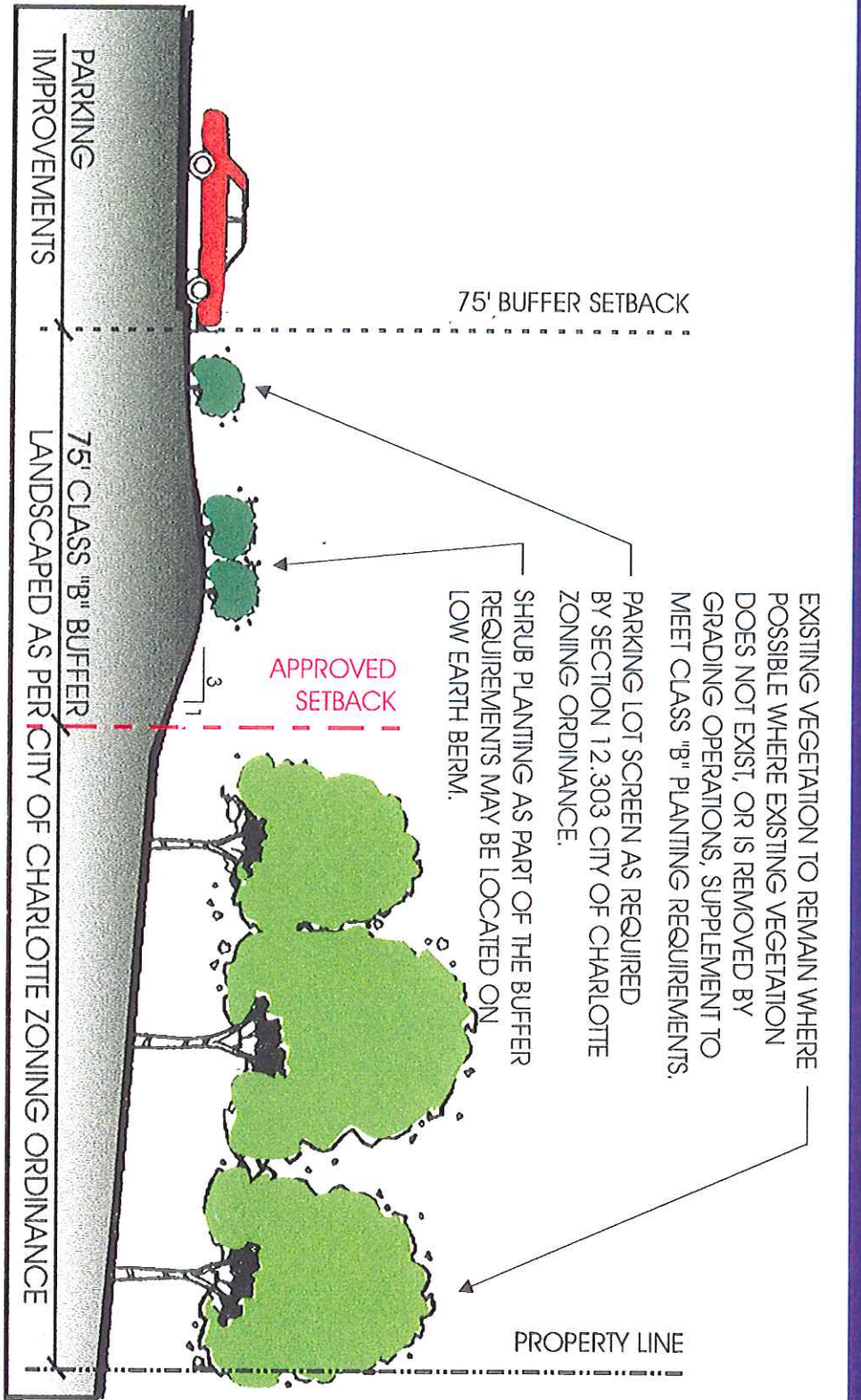


Forest
Hill
Church
An Evangelical Presbyterian Church

Proposed Master Plan



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Landscape Architecture

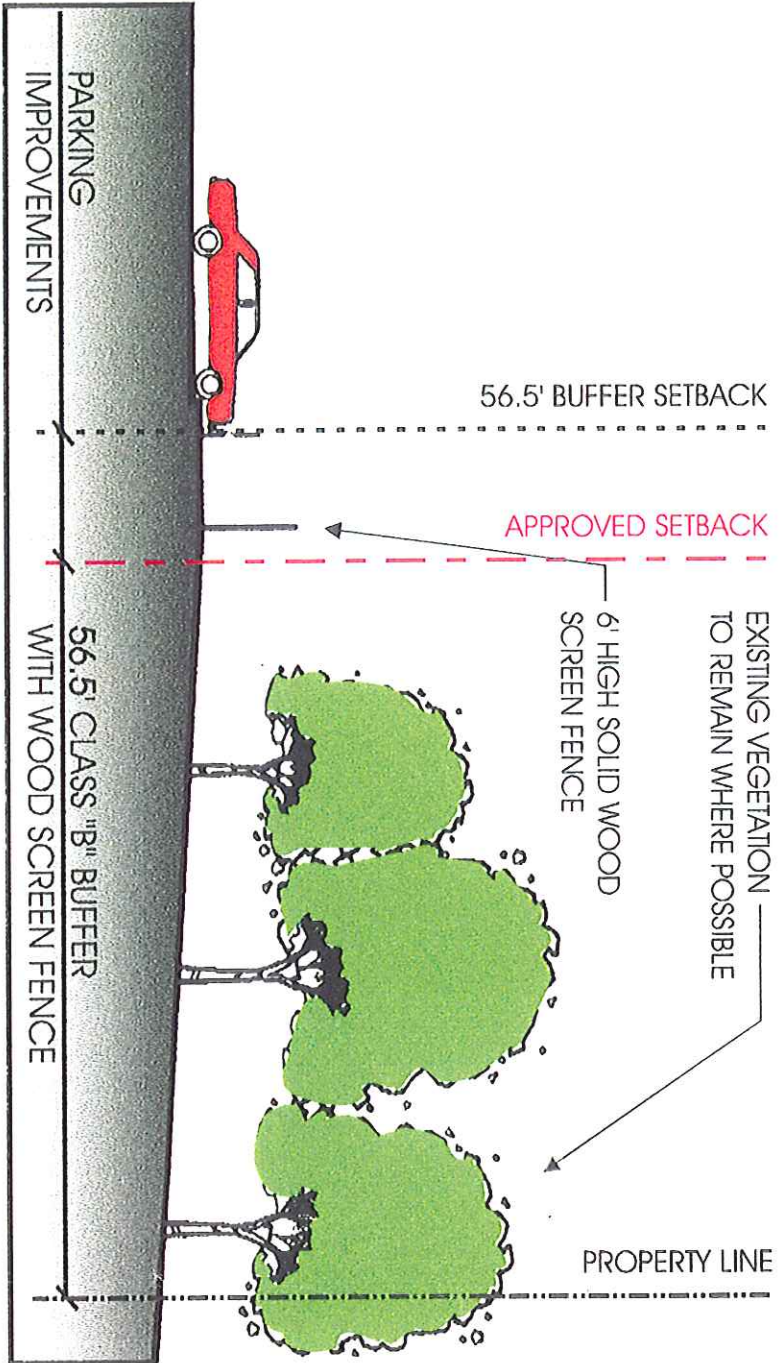


Buffer Section w/Vegetative Screen



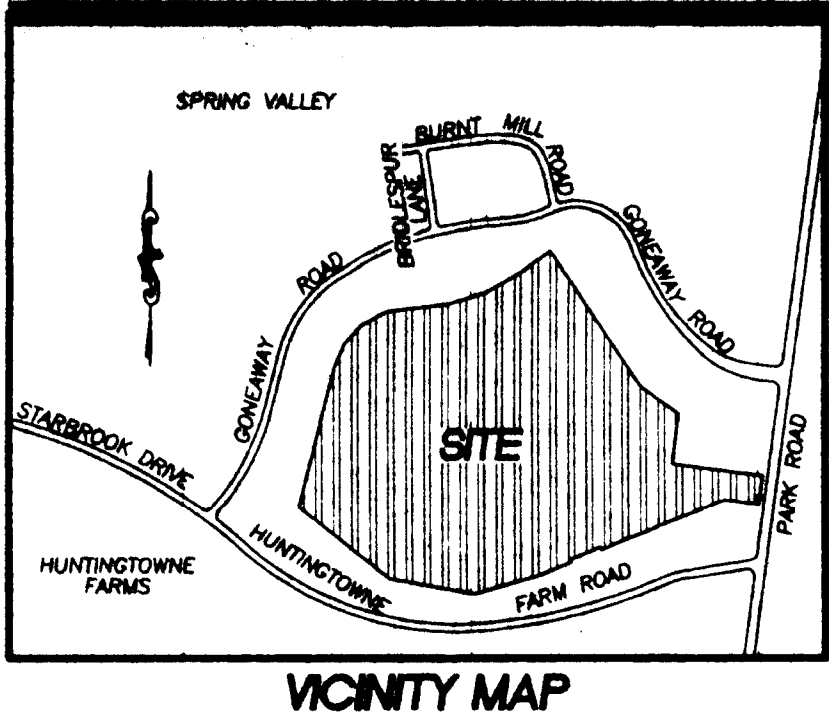
FOREST
HILL
CHURCH
An Unaffiliated Presbyterian Church

Buffer Section w/Screen Fence

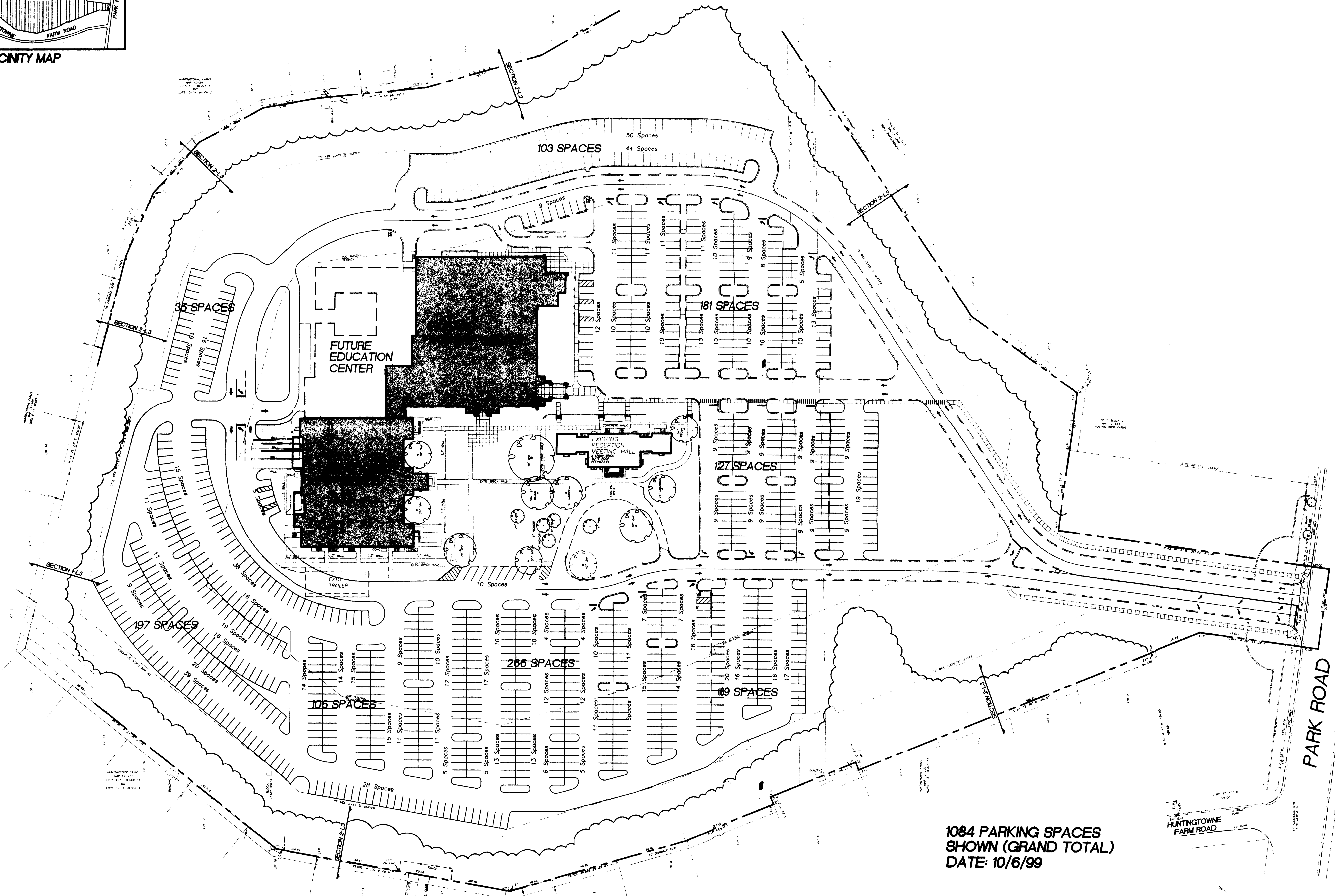


Adams
ARCHITECTS

0-2-1-1-1
5-0-0-0-1
Landscape Architecture

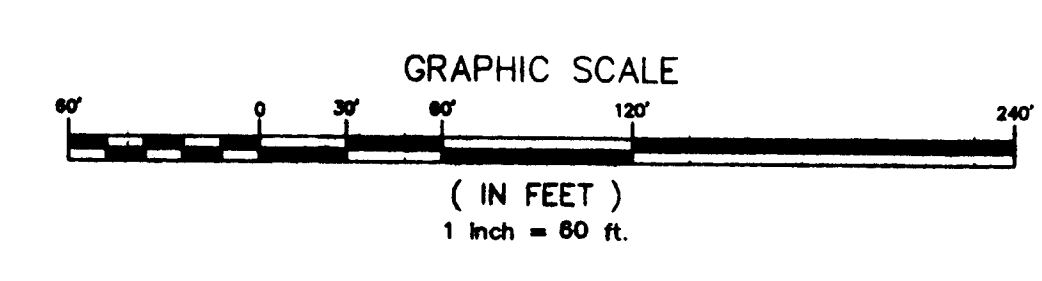


VICINITY MAP



1084 PARKING SPACES SHOWN (GRAND TOTAL)
DATE: 10/6/99

GENERAL NOTES:
1. BERM LOCATIONS ARE SHOWN SCHEMATICALLY AND MAY BE REVISED TO MATCH ACTUAL FIELD CONDITIONS. NO BERM WILL BE CONSTRUCTED WHERE EXISTING VEGETATION PROVIDES ADEQUATE SCREENING.
2. STORMWATER DETENTION AREAS FOR THIS SITE WILL NOT BE ALLOWED IN BUFFER AREAS.



Forest Hill Church
7724 Park Road
Charlotte, North Carolina

86-87

Project No: 1811
Drawn By: M. Bridgum
Designed By: D. Williams
Checked By: D. Williams
Date: 9/17/99

Revisions:
Δ 10/6/99 Increased Parking
ADMINISTRATIVE
DATE: 10/6/99
BY: M. BRIDGUM, J.R.

Sheet Title: **Site Plan**
Sheet No: **L-1**

Forest Hill Church
7724 Park Road
Charlotte, North Carolina

Project No: 18140
Drawn By: M. Bridgum
Designed By: D. Williams
Checked By: D. Williams
Date: 9/17/99

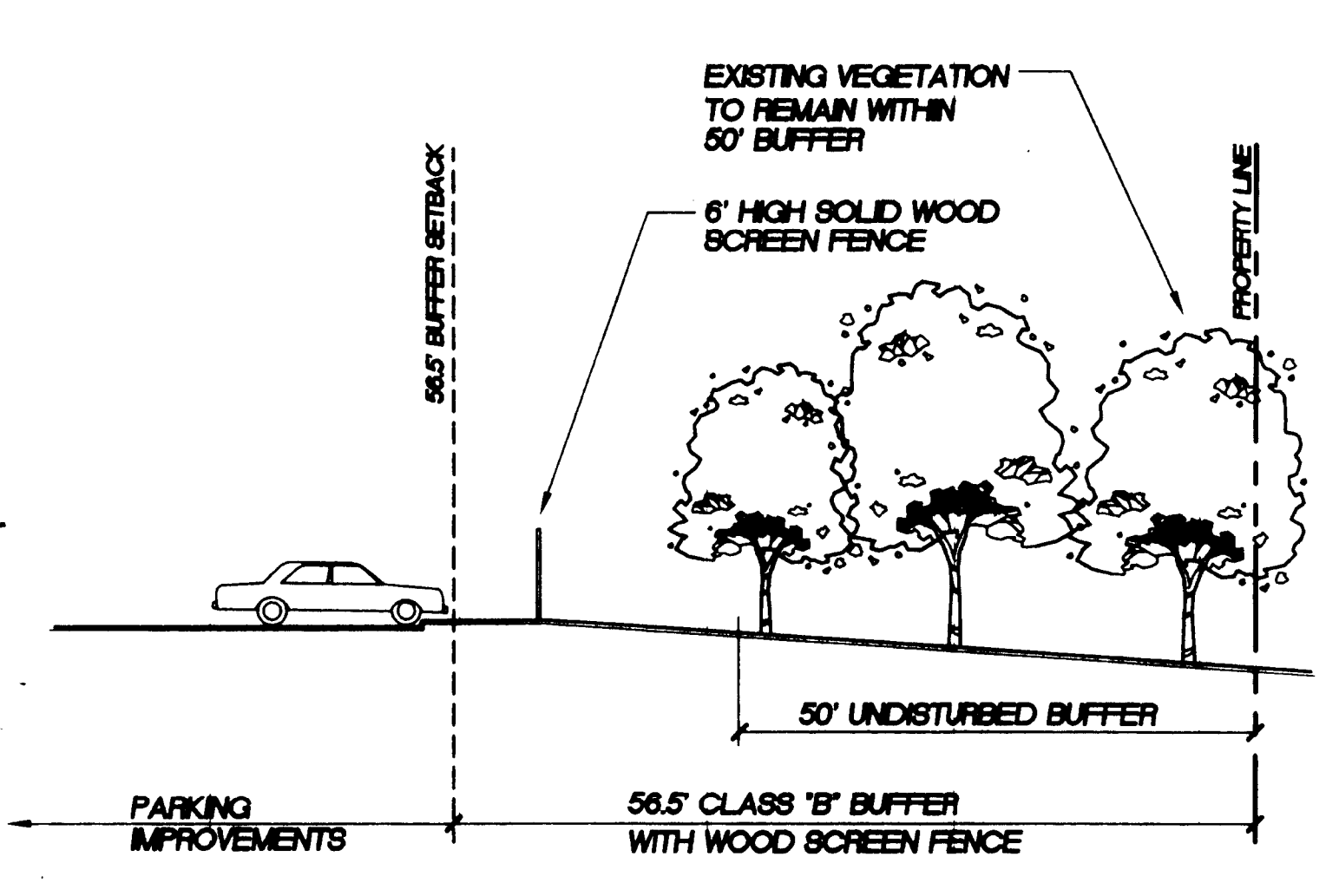
Revisions:
Δ 10/6/99 Increased Parking
Δ 3/8/00

Sheet Title: **Site Plan**
Sheet No: **L-2**

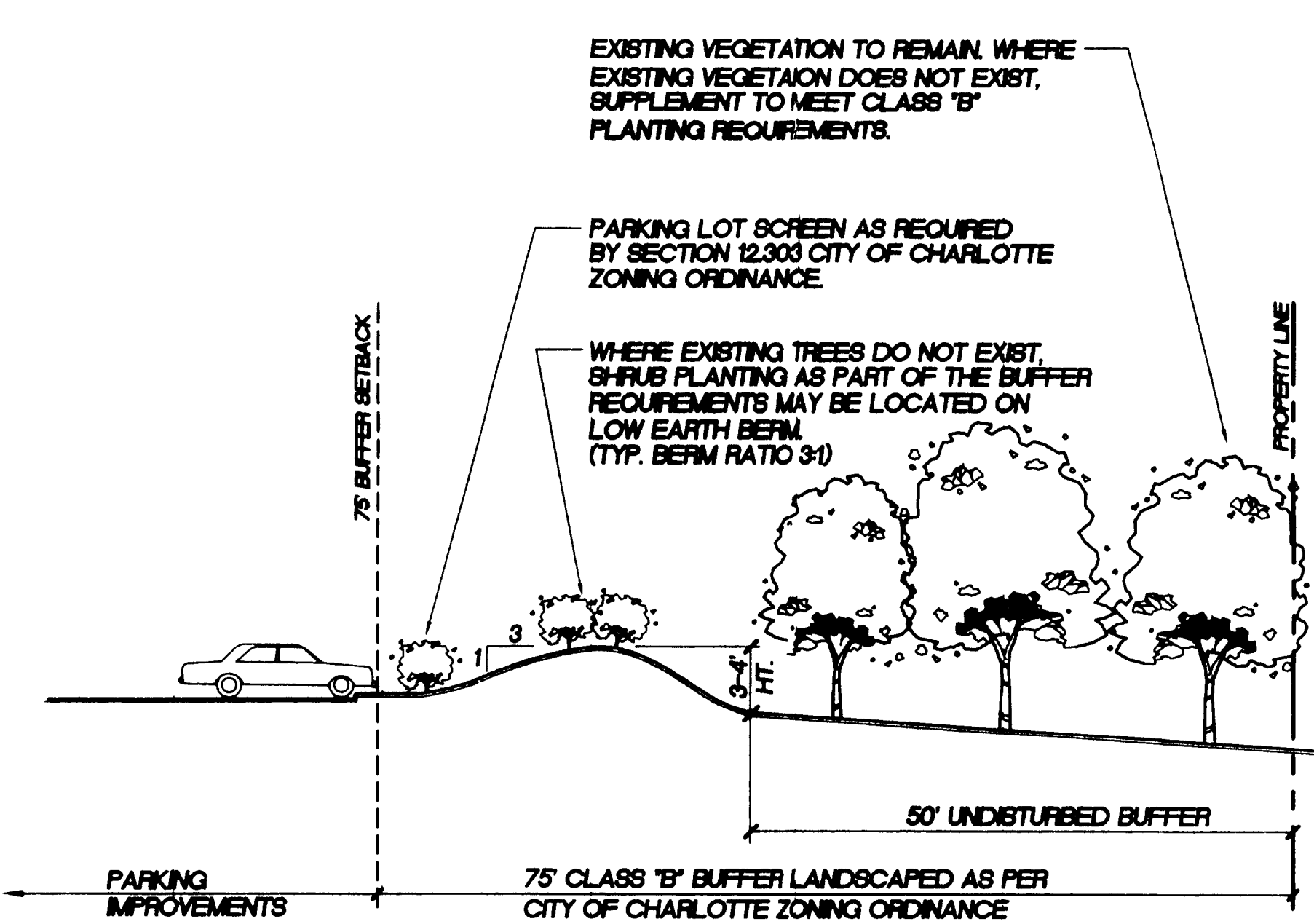
SITE DATA:

Total Site Area	25.5 Acres
Buffer Size	75' CLASS 'B'
No. of Seats	2,000
No. of Parking Spaces	1,084
Parking Percentage	1 sp. to 1.8 sts.
Building Height	60' max.
Open area/Recreation Area	11.6 Acres
Internal Parking Lot Landscape Area (11% of Total Parking Area)	1 Acre
Zoning Classification	R-1

Existing Building Square Footage:	
Family Life Center	42,770
Office	16,922
Ministry Center Building	11,038
Sanctuary (1546 seats)	24,453
	95,183 S.F.
Proposed Building Square Footage:	
Education Building	22,406
Total Building Square Footage	117,589 S.F. (MAX. ALLOWED)



1 TYPICAL CROSS SECTION THROUGH BUFFER WITH SCREEN FENCE



2 TYPICAL CROSS SECTION THROUGH BUFFER WITH VEGETATIVE SCREEN

CONDITIONAL NOTES:

- WHILE THIS PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT, ADJUSTMENTS TO BUILDING SHAPES AND CONFIGURATION AS WELL AS PARKING ARRANGEMENT MAY OCCUR AS PART OF THE FINAL DESIGN.
- THE PROPOSED CHAPEL BUILDING SHALL BE USED FOR OCCASIONAL SPECIAL EVENTS.
- THE PROPOSED BUILDINGS, PARKING, DRIVES, BUFFERS, AND SCREENING SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE DEVELOPMENT REQUIREMENTS.
- 11' OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED ALONG PARK ROAD PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT (IF NOT DEDICATED PRIOR TO REQUEST FOR PERMIT.)

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION**

DATE: March 8, 2000

TO: Robert Brandon
Zoning Administrator

FROM: *TEW*
Martin R. Cranton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 86-87, Forest Hill Presbyterian Church.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to expand the parking envelope and add additional spaces. The plan also reflects the location of the future education center and redistribution of the remaining site square footage to this center to allow a 22,406 square foot facility. These changes will not increase the total square footage from the presently approved plan. Since these changes do not alter the intent of the development and are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.