

Athletic Field lighting will be oriented toward the field such that the height of the lightn would not disturb the neighbors. Maximum pole height will be 50 feet and the lighting illumination level will be 15-35 foot/candles. Lights and any P.A. System would be turned off by 10:30 PM so as not to disturb neighbors.

All other site pole lighting and building flood lights will have cut-off type distribution. Maximum pole height will be 35 feet.

The limitation of each building height is a maximum of 40 feet.

A left turn lane will be added on Sugar Creek Road. This additional space for the right of way as needed to make a 50 foot right of way from the centerline of Sugar Creek Road will be dedicated prior to occupancy of the first building. Thus, if the plans are abandoned the right of way will not need to be dedicated.

The same comments apply to the dedication of 35 feet of right of way from the centerline of Nevin Road.

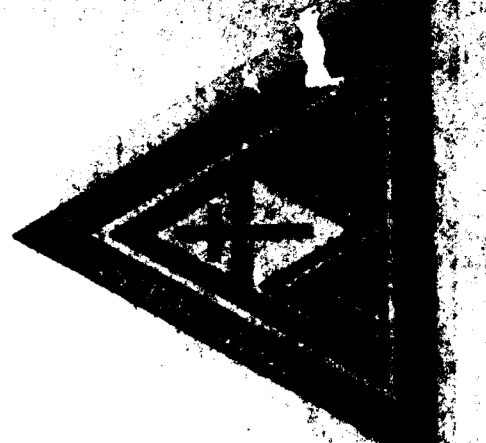
**SITE NOTES:**

Site shall comply with all applicable ordinances including Zoning Ordinance, Tree Ordinance, and Stormwater Ordinances.

Parking shall comply with Zoning Requirements. A typical parking module is 9' X 20'. Handicapped Spaces will be provided per code. ~~SHARED PARKING MAY BE REQUIRED UNDER CERTAIN ZONING PERMITS.~~

The entrance access driveway to West Sugar Creek Road will require CDOT and NCDOT driveway permits. Stop signs A and keep right signs B will be provided on property driveways.

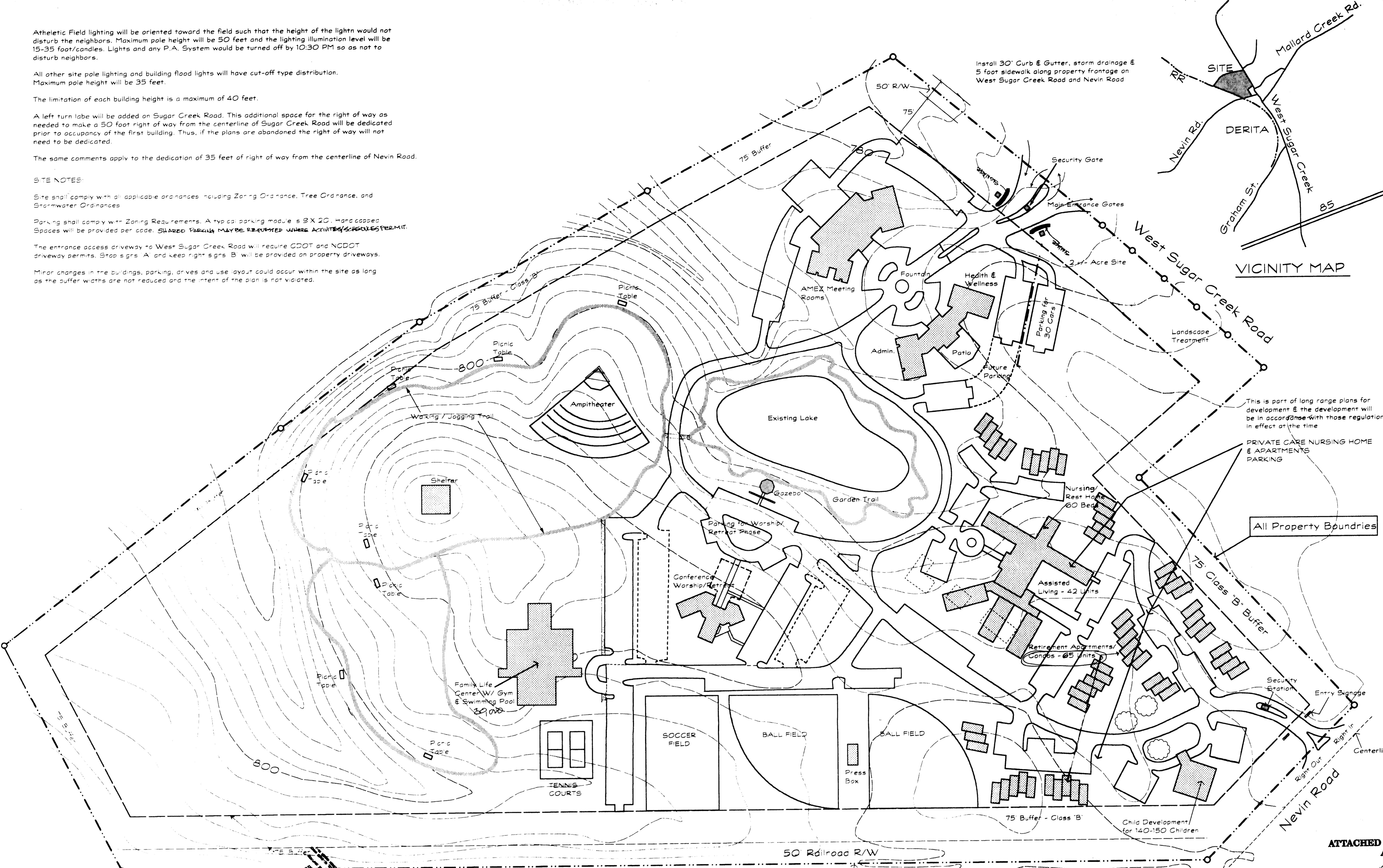
Minor changes in the buildings, parking, drives and use layout could occur within the site as long as the buffer widths are not reduced and the intent of the plan is not violated.



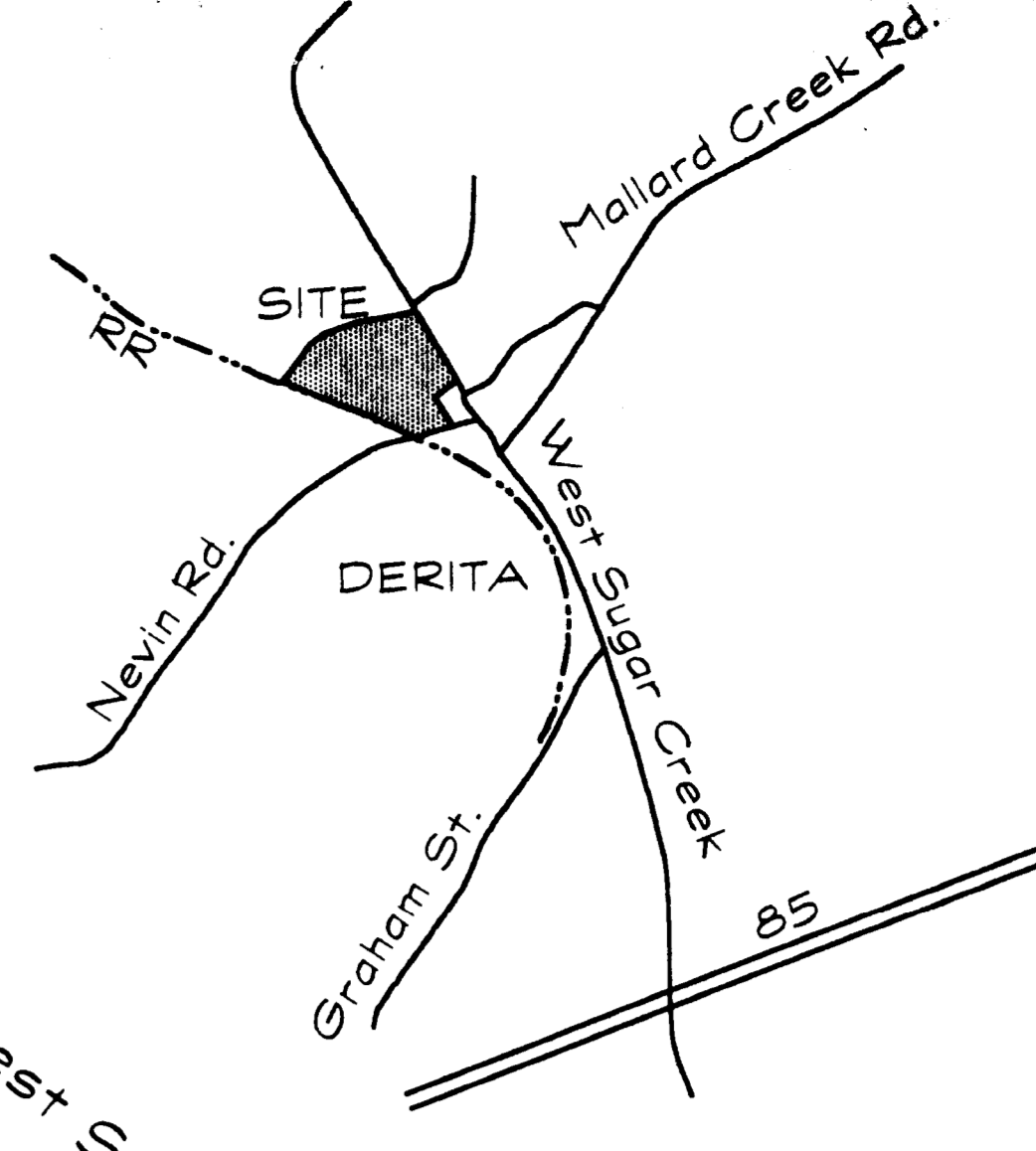
**BROTHERHOOD PENSIONS  
AND MINISTERIAL RELIEF**  
McLeod Associates / Architect



134 W. Matthews St. P. O. Box 2610 Matthews, NC 28106 704.847.6824 Fax 847.6825

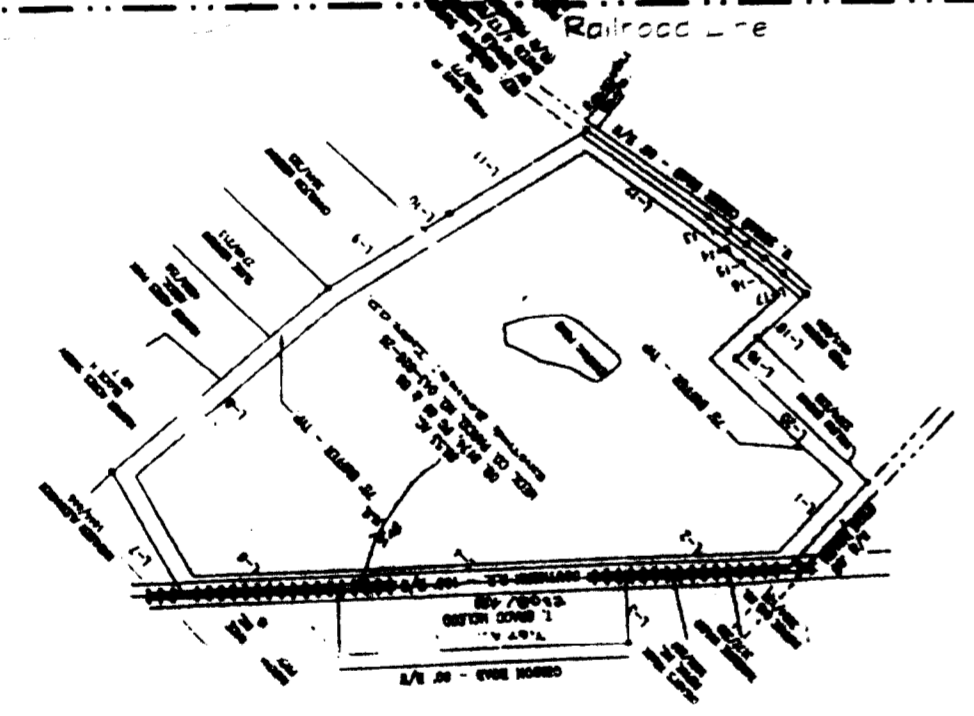


**VICINITY MAP**



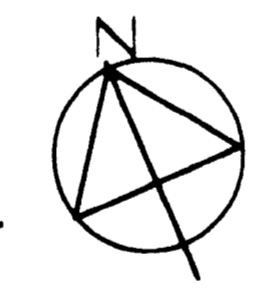
**Boundary Description**

Line Description	Direction	Distance
L-1 W.R.W. of Nevin Road	S 67°55'47" W	489.35
L-2 W.C.L. of RR	N 06°43'02" W	606.82
L-4 W.C.L. of RR	N 06°43'02" W	199.82
L-5 W.C.L. of RR	N 06°43'02" W	622.43
L-7	N 05°32'54" W	593.29
L-6	N 12°22'42" E	763.87
L-8	N 63°32'29" E	460.73
L-10	N 63°32'29" E	126.69
L-11	N 63°55'29" E	670.72
L-12 C.L. West Sugar Cr. Dr.	S 26°52'33" E	632.81
L-13 C.L. West Sugar Cr. Dr.	S 26°10'07" E	38.68
L-14 C.L. West Sugar Cr. Dr.	S 26°12'23" E	96.20
L-15 C.L. West Sugar Cr. Dr.	S 27°27'43" E	99.13
L-16 C.L. West Sugar Cr. Dr.	S 25°35'16" E	99.67
L-17 C.L. West Sugar Cr. Dr.	S 23°35'41" E	132.85
L-18	S 72°02'22" E	27.27
L-19	S 72°13'07" E	124.03
L-20	S 27°13'11" E	752.37



**1 SITE PLAN**  
SCALE: 1" = 100'-0"

Petition No. 96-1 As for Public Hearing December 29, 1995 ~~REV. 7/11/97~~  
Petitioner: The Department of Brotherhood Pensions & Ministerial Relief A.M.E. Zion Church



The LANDSCAPE TREATMENT along Sugar Creek Road will meet the minimum screening requirements as required by Zoning regulations.  
The existing trees in the 75 foot buffer will be preserved. Any trees that are removed are to be replaced with new trees and landscaping.

**APPROVED**  
MARTIN R. CRAMTON, JR.  
PLANNING DIRECTOR  
DATE: 12/13/97

**SITE DATA TABLE**

Present Zoning - R-4  
Proposed Zoning - min. CD  
Site Acreage - 86.53 Acres  
Proposed Usage: **MINI IN PHASES**  
Conference Assembly, Worship, Child Development Center, Senior Retirement Housing/Nursing, AMEZ Admin. Offices, Health Clinics, Family Life Center W/ Gymnasium & Pool, Recreation Fields & Park Facilities

**ATTACHED TO ADMINISTRATIVE APPROVAL**  
DATED: 12/13/97  
BY: MARTIN R. CRAMTON, JR.

11/1/99 Use as current plan

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

DATE: August 29, 1997  
TO: Robert Brandon, Zoning Administrator  
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition [redacted] The Department of Brotherhood Pensions and Ministerial Relief; A. M. E. Zion Church Tax Parcel # 043-026-26 Portion

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to reconfigure to allow uses on the site. The number of access points and the yards at the exterior of the property have reminded the same the only changes are to the arrangement of allowed uses on the property. Since these changes are minor we are administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

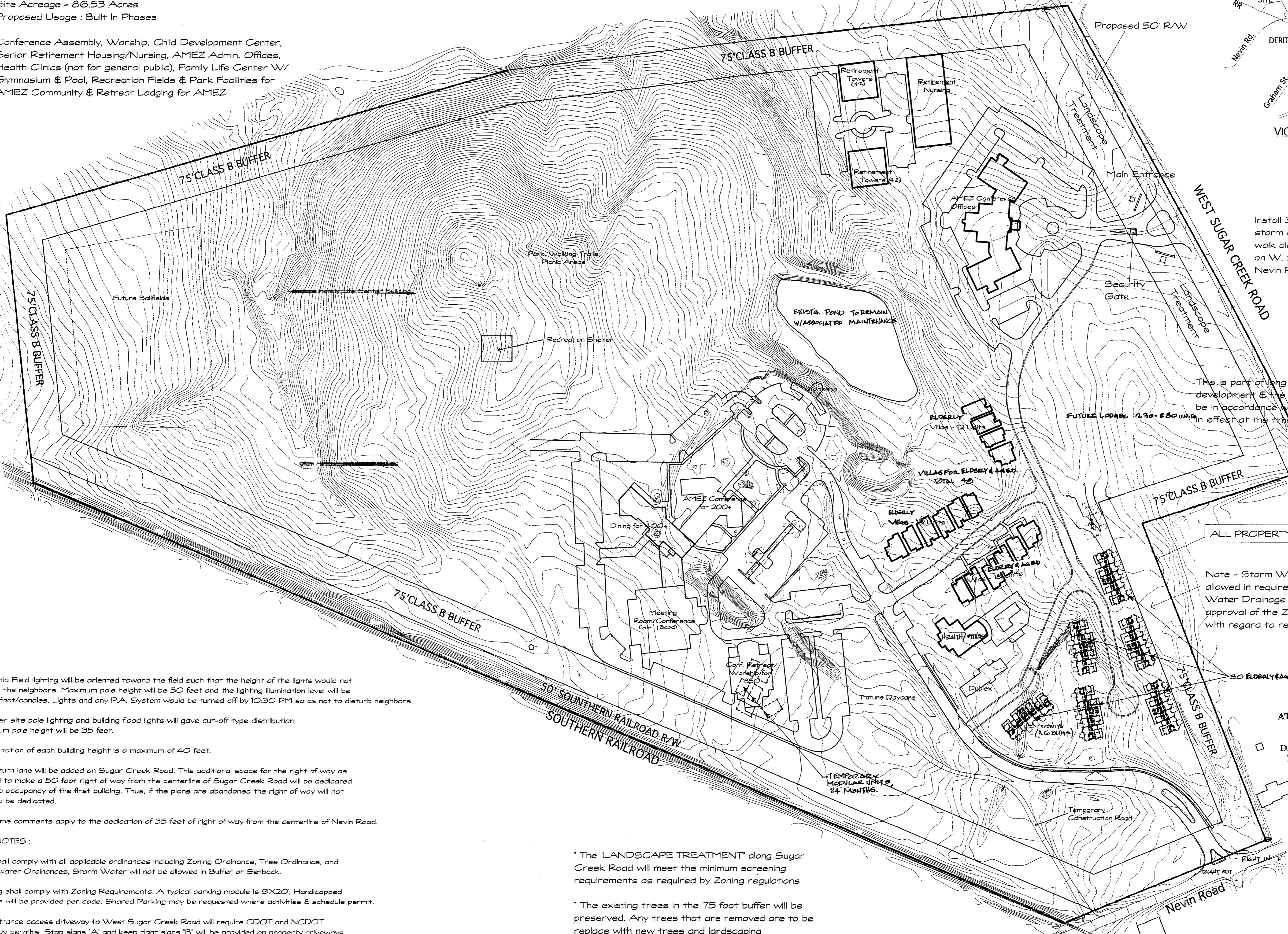
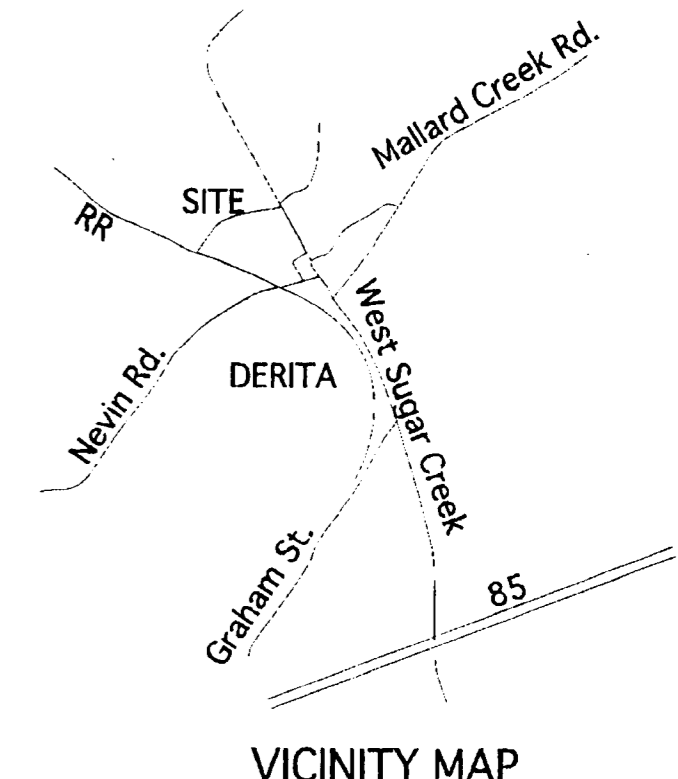
S-1



**SITE DATA TABLE**

Present Zoning - R-4  
 Proposed Zoning - Inst. CD  
 Site Acreage - 86.53 Acres  
 Proposed Usage : Built In Phases

Conference Assembly, Worship, Child Development Center, Senior Retirement Housing/Nursing, AMEZ Admin. Offices, Health Clinics (not for general public), Family Life Center W/ Gymnasium & Pool, Recreation Fields & Park Facilities for AMEZ Community & Retreat Lodging for AMEZ



Install 30' Curb & Gutter, storm drainage & 5' sidewalk along property frontage on W. Sugar Creek Rd. & Nevin Rd.

This is part of long range plans for development & the development will be in accordance with those regulations in effect at the time.

ALL PROPERTY BOUNDRIES

Note - Storm Water Detention Basins are not allowed in required Buffer Area. Other Surface Water Drainage Provisions shall be subject to approval of the Zoning Administrator's Staff with regard to required Buffer Spaces.

30 ELDERLY AGED APARTMENTS (6 ELDRS)

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: November 22, 1999  
 BY: MARTIN R. CRAMTON, JR.

96-1

Electric Field lighting will be oriented toward the field such that the height of the lights would not disturb the neighbors. Maximum pole height will be 50 feet and the lighting illumination level will be 35 foot/candies. Lights and any P.A. System would be turned off by 10:30 PM so as not to disturb neighbors.

Other site pole lighting and building flood lights will have cut-off type distribution. Maximum pole height will be 35 feet.

The limitation of each building height is a maximum of 40 feet.

A left turn lane will be added on Sugar Creek Road. This additional space for the right of way as needed to make a 50 foot right of way from the centerline of Sugar Creek Road will be dedicated prior to occupancy of the first building. Thus, if the plans are abandoned the right of way will not need to be dedicated.

Some comments apply to the dedication of 35 feet of right of way from the centerline of Nevin Road.

**NOTES :**

The plan shall comply with all applicable ordinances including Zoning Ordinance, Tree Ordinance, and Stormwater Ordinances. Storm Water will not be allowed in Buffer or Setback.

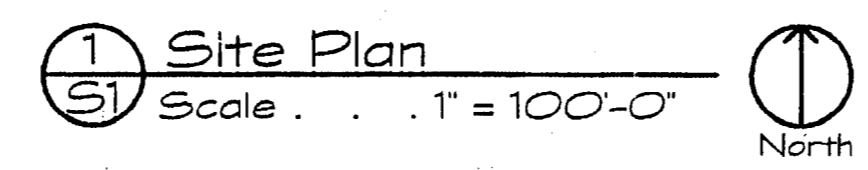
Parking shall comply with Zoning Requirements. A typical parking module is 9X20'. Handicapped spaces will be provided per code. Shared Parking may be requested where activities & schedule permit.

The entrance access driveway to West Sugar Creek Road will require CDOT and NCDOT driveway permits. Stop signs 'A' and keep right signs 'B' will be provided on property driveways.

Changes in the buildings, parking, drives and use layout could occur within the site as long as the buffer widths are not reduced and the intent of the plan is not violated.

\* The "LANDSCAPE TREATMENT" along Sugar Creek Road will meet the minimum screening requirements as required by Zoning regulations

\* The existing trees in the 75 foot buffer will be preserved. Any trees that are removed are to be replaced with new trees and landscaping



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

DATE: November 22, 1999

TO: Robert Brandon  
 Zoning Administrator

FROM: Martin R. Cramton, Jr.  
 Planning Director

SUBJECT: Administrative Approval for Petition No. 96-1, The Department of Brotherhood Pensions and Ministerial Relief, A.M.E. Zion Church.

Attached is a revised plan for the above rezoning petition. The plan has been revised to change the building layout and note the location of apartments and villa's for the elderly and aged. The plan will also allow a 4-month extension to 24 months (which will expire August 27, 2000) for the use of modular units. Since these changes are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

ZION RENAISSANCE CENTER

AMENDED PLAN