

LAND USE SPECIFICATIONS:
 21.417 AC GROSS
 20.21± AC NET w/o ROAD R/W
 165,000 SF TOTAL BUILDING AREA
 EXISTING ZONING, R-3
 PROPOSED ZONING, INSTITUTIONAL CD

GENERAL NOTES:
 1. THE BUILDING CONFIGURATION MAY CHANGE DURING DETAILED DESIGN AND PLANNING PHASES OF THE PROJECT.
 2. BUILDING USE SHALL BE FOR THE CHURCH AND ALL ASSOCIATORY FACILITIES.

LEGEND
 --- 800 --- EXISTING CONTOUR
 --- NEW CONTOUR
 --- RIGHT OF WAY LINE

PARKING
 21 HANDICAPPED-21 REQUIRED
 889 COMPACT-267 MAXIMUM
 77 TOTAL 354
 152 TOTAL-102 REQUIRED
 (2.24 PEOPLE/SPACE)

SCHEMATIC SITE PLAN
 SCALE 1"=60'

J.K. Grenga Associates
 engineers
 6942 Lakehead Drive
 Charlotte, NC 28214
 tel 704 394 6366
 fax 704 394 6362
 scale 1"=60'
 file ALCCSD3
 disk 2IP4



FOR PUBLIC HEARING PETITION NO. 97-48c

ABUNDANT LIFE COMMUNITY CHURCH NEW FACILITIES
 CHARLOTTE, N.C.

PROJECT NUMBER	ALCC ISSUE DATE
08.01.97	FOR REVIEW
08.19.97	PER REV. COMMENTS
02.03.98	ADD'D EXIST. STRUCTURES
04.28.98	ADD'D PARKING, DRIVEWAY, MODS. AND HOUSE EXPANSION

Exhib
 SHEET TITLE
SCHEMATIC SITE PLAN

APPROVED TO SUBMIT FOR PERMITS
 DATED: May 14, 1998
 BY: MARTIN R. CRAMTON, JR.

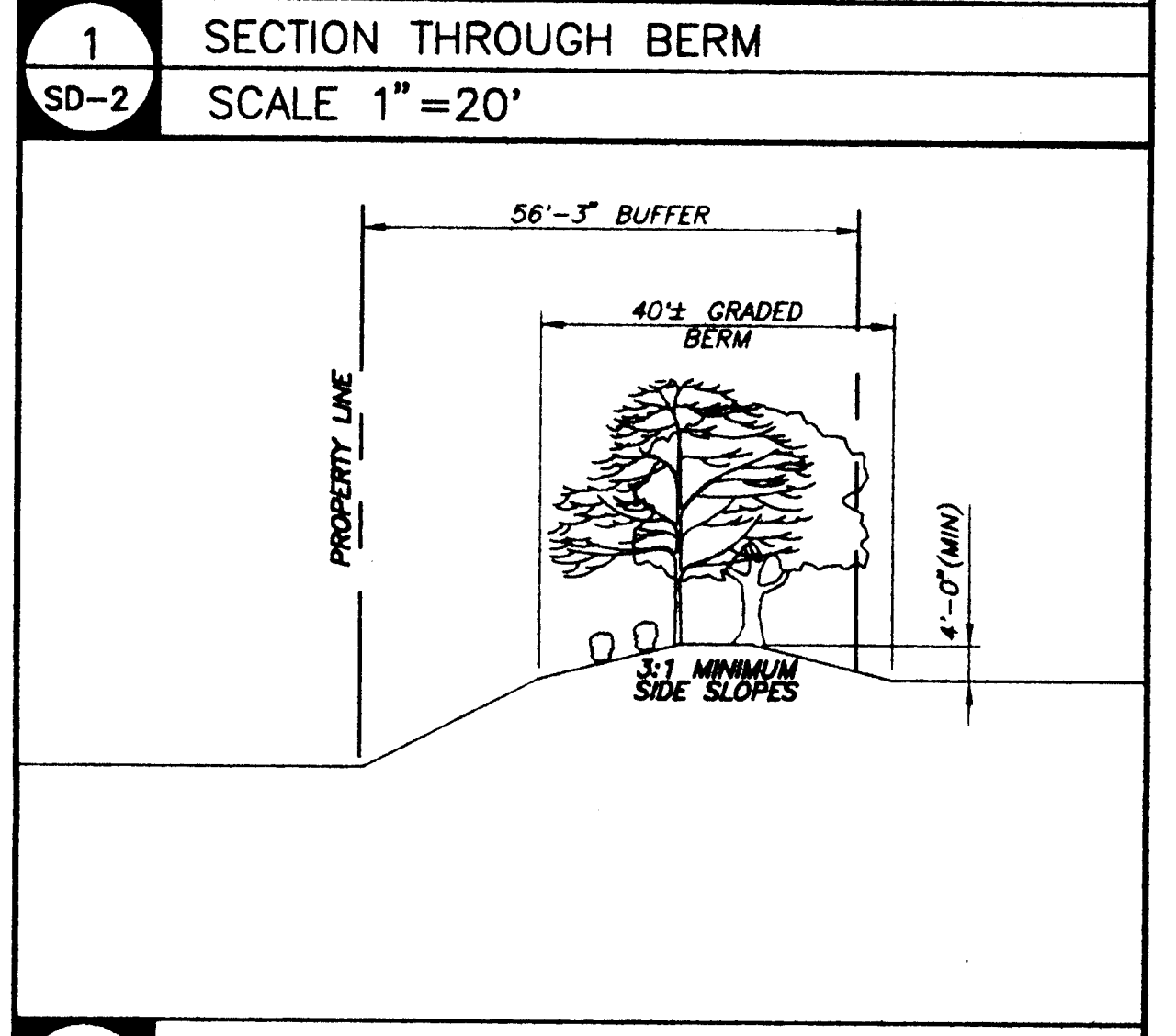
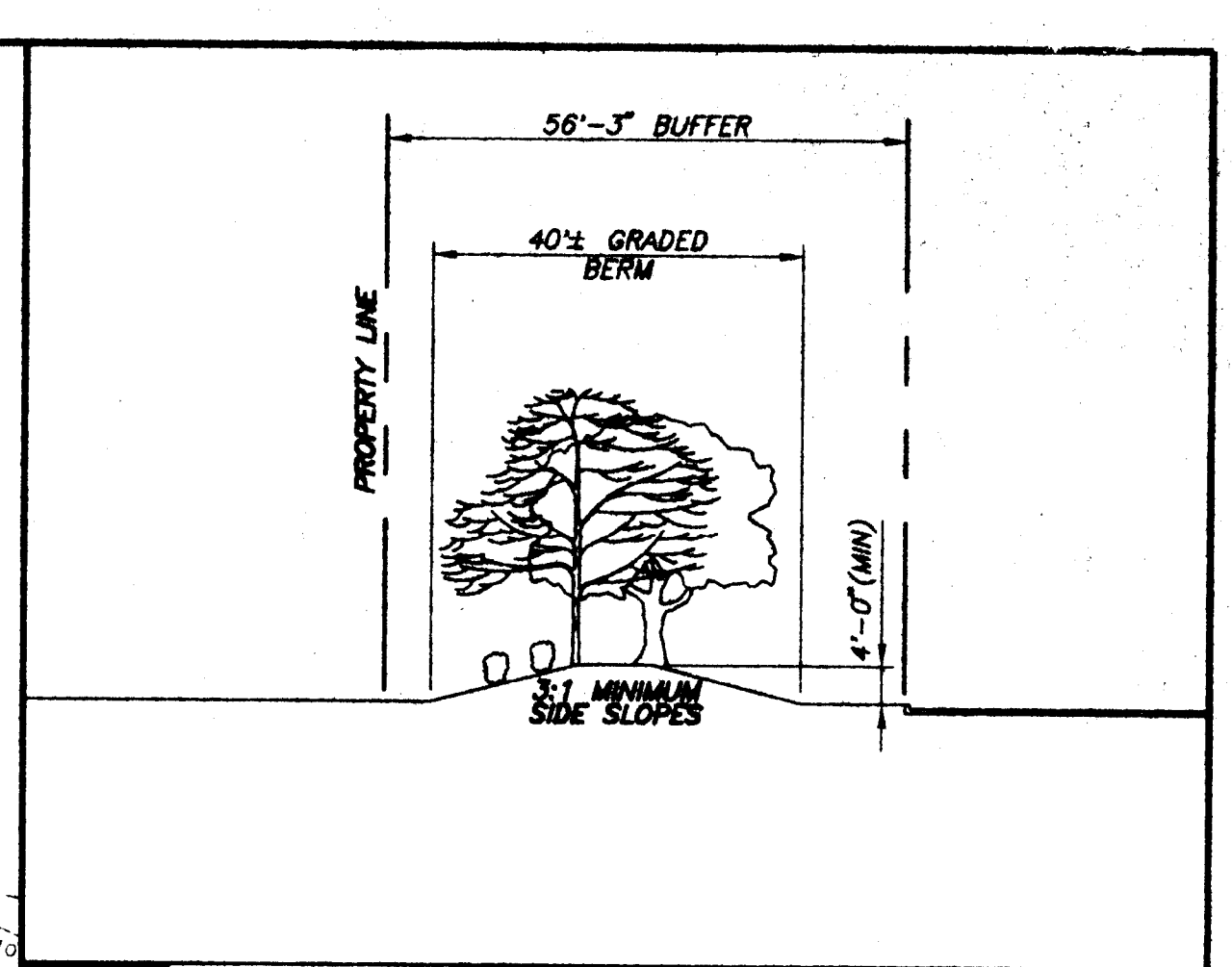
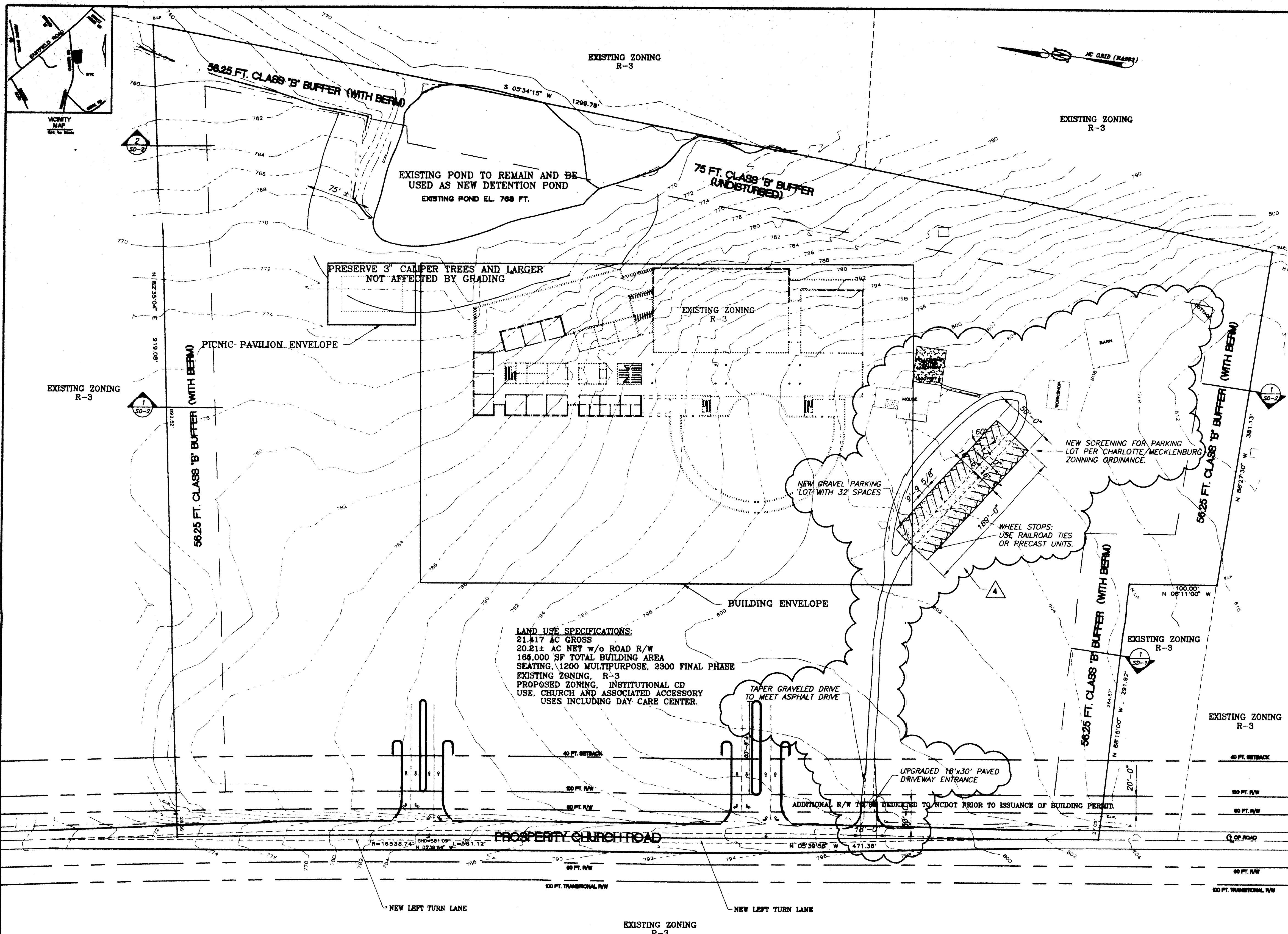
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 SHEET NUMBER

SD-1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: May 14, 1998
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., M.R.C., Planning Director
 SUBJECT: Administrative Approval for Petition No. 97-48(c) Abundant Life Community Church Tax Parcel 029-291-10.

Attached is a specific plan showing a temporary church office and fellowship center. These facilities will be located in existing structures with a 1500 square foot expansion to the existing house. Since this addition is minor and the use of the existing structures is temporary I am administratively approving this plan. Please use this attached plan when evaluating requests for building permits and certificates of occupancy.



DEVELOPMENT STANDARDS
PROPERTY CHURCH ROAD SITE

GENERAL PROVISIONS
Development of the real estate identified on the Technical Data Sheet consisting of 21.417 acres, more or less (the "Site"), will be governed by these Development Standards and the Technical Data Sheet.

All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the Institutional-Care District shall be followed in connection with any new development activity on the Site, unless these Development Standards on the Technical Data Sheet impose additional requirements for buildings to be constructed on the Site outside the Building/Parting Development Area established on the Technical Data Sheet.

PERMITTED DEVELOPMENT WITHIN THE SITE
The Site may only be used for Church purposes and associated accessory uses (including a day care center) which are permitted under the Ordinance by right or under prescribed conditions in an Institutional District.

GENERAL NOTES:
1. THE BUILDING CONFIGURATION MAY CHANGE DURING DETAILED DESIGN AND PLANNING PHASES OF THE PROJECT.
2. BUILDING USE SHALL BE FOR THE CHURCH AND ALL ASSOCIARY FACILITIES.

The total gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, 165,000 square feet.

The first phase of development will consist of 40,000 square feet of building space consisting of multipurpose classroom accommodating seating for up to 1200 individuals, offices, rooms and classrooms.

The first phase of development contemplates a church sanctuary (which may not contain more than 2,500 seats) and additional office and classroom space.

PARKING
1. Off street parking will, at a minimum, satisfy the standards established under the Ordinance.
2. No parking areas may be constructed within buffer areas or setback areas, side yards or rear yards.

LANDSCAPING AND SCREENING
1. A uniform lighting system will be employed throughout the Site.
2. All direct lighting within the Site (except street lights which may be erected along Property Church Road) shall be designed such that direct illumination does not extend past any property lines. Consideration will be given to the impact of lighting, both within and without the perimeter of the Site. Plans for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to minimize glare towards Property Church Road and adjacent properties.
3. The maximum height of any outside lighting fixture, including its base, shall not exceed 20 feet in height.

ARCHITECTURAL CONTROLS
1. No building constructed on the Site may exceed 3 stories or 50 feet in height.
2. Each dormer area will be enclosed on all four sides by a wood fence or brick wall with one side being a hipped gable. If one or more sides begin a rear wall of a building, the rear wall may be substituted for the fence or wall along such side.

STORM WATER MANAGEMENT
1. Storm water runoff from the Site will be managed through proven techniques that satisfy the requirements of the Mecklenburg County Engineering Department.
2. Storm water detention facilities will not be allowed in any setback area or in any buffer area other than the existing lake located at the rear of the Site.

LANDSCAPING AND SCREENING
1. Landscaping and screening shall meet or exceed the requirements of the standards and treatments specified in Sections 12.208 and 12.303 of the Ordinance.
2. The Petitioner agrees to preserve all trees having a caliper of 8 inches or greater when the building setback area off of Property Church Road which are located within the five access point driveway leading into the Site, subject, however, to the provisions of the next paragraph. These five (5) mature trees, if any, shall be preserved. The Petitioner shall submit a plan to the Planning Commission's Staff to remove any such trees prior to grading, the intent being that the tree removal shall be interpreted in similar fashion to the tree save requirements of the Charlotte Tree Ordinance.

SIGNS
All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

LEGEND
--- 800 --- EXISTING CONTOUR
--- 800 --- NEW CONTOUR
--- 800 --- RIGHT OF WAY LINE

PARKING
21 HANDICAPPED-21 REQUIRED
206 COMPACT-257 MAXIMUM
777 STANDARD
1028 TOTAL-487 REQUIRED
(2.84 PEOPLE/SPACE)

BUFFER AREAS
1. Subject to the provisions of Paragraph 6 below, exterior buffer areas will be established in accordance with the specifications provided on the Technical Data Sheet. All buffer areas will, at a minimum, conform to the standards of Sections 12.302 of the Ordinance, subject, however, to the provisions of Sections 12.303 and 12.304 of the Ordinance.
2. Buffer areas are to remain an open space and, subject to the provisions of Sections 12.302 and 12.304 of the Ordinance, will remain undeveloped, except for the extent necessary to accommodate access paths, walls, fences, pedestrian paths, drainage ditches or channels, and utility lines and facilities in areas other than those that are specifically identified for paving on the Technical Data Sheet.
3. In all buffer areas where existing trees and natural vegetation have been cleared in order to accommodate parking spaces or the installation of utility lines, the improved areas will be landscaped as required by Section 12.302 of the Ordinance.
4. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be riprapped with plant materials which are the same or similar to the types of materials that are in place within the buffer area involved.
5. In accordance with the provisions of Section 12.304 of the Ordinance, Petitioner reserves the right to seek approval from the zoning administrator for an alternative buffer treatment and for the right to install a plant shelter within the general area of the pond which exists along the rear portion of the property near the northwestern corner thereof as generally depicted on the Technical Data Sheet, and in the event such approval is not forthcoming, to seek variances from the buffer requirements from the Zoning Board of Adjustment with respect to this area.
6. If a variance is granted to modify the buffer requirements around the lake, now the lake, the petitioner agrees to preserve all existing trees 3' caliper or greater within the buffer area, unless permission is obtained from the Planning Commission to remove certain trees because of topographical constraints.

ACCESS POINTS
1. The number of access points to the Site shall be limited to two as depicted on the Technical Data Sheet.
2. Access points will be located within the general area depicted on the Technical Data Sheet, subject, however, to the right of the owner from time to time to make reasonable adjustments to accommodate final site and architectural construction plans and designs and subject to the approval of, and any adjustments that may be required by, the North Carolina Department of Transportation and the Mecklenburg County Engineering Department.
3. Petitioner agrees to dedicate the additional land within the site necessary to provide a 25' foot wide right-of-way on the eastern side of the centerline for Property Church Road prior to the issuance of any building permit.
4. The Petitioner agrees to install at its expense left turn lanes along Property Church Road leading into the site at each of the two access points depicted on the Technical Data Sheet, at in accordance with NCDOT and Mecklenburg County Engineering standards.

SEWERAGE
If a sewer has not been installed along the eastern margin of the site before the Petitioner commences the first phase of development on the Site, then it agrees to install a five (5) foot wide curb and gutter and a 3 foot wide sidewalk with an 8 foot planting strip between the sidewalk and the back curb along the eastern margin of Property Church Road in accordance with County Engineering Standards contemporaneously with the commencement of construction of the last phase of development permitted by this Rezoning Plan.

AMENDMENTS TO REZONING PLAN
Future amendments to the Technical Data Sheet may be applied for by the then owner of the Site in accordance with the Ordinance.

ENDING EFFECT OF THE REZONING APPLICATION
1. Upon approval of the Petitioner's Rezoning Application, the development program established under the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and to the benefit of the petitioner and the owner of the Site (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.
2. Throughout the Rezoning Process, the terms "Petitioner" and "owner" shall be deemed to include the respective heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site from time to time who may be involved in any future development thereof.

J.K. Grenga Associates
Engineers

6942 Lakeland Drive
Charlotte, NC 28214
tel 704 394 6332
fax 704 394 6332
scale 1"=60'
file ALCCSD2
disk 21P4

NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
12000
8/17/97
J.K. GRENGA

FOR PUBLIC HEARING PETITION NO. 97-48c

ABUNDANT LIFE COMMUNITY CHURCH NEW FACILITIES

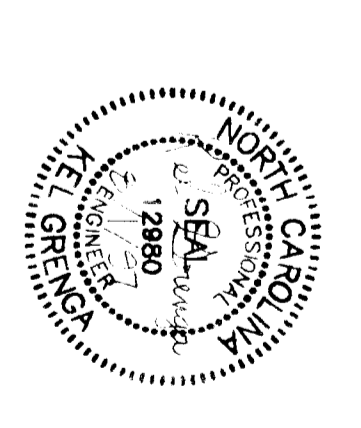
CHARLOTTE, N.C.

PROJECT NUMBER	ALOC.	ISSUE DATE
08.01.97	FOR REVIEW	
08.21.97	FOR REVIEW	
09.19.97	PER REV. COMMENTS	
11.10.97	PER REV. COMMENTS	
02.08.98	ADDED EXIST. STRUCTURES	
04.28.98	ADDED PARALLEL DRIVEWAY, MODS. AND HOUSE EXPANSION	

SHEET TITLE
TECHNICAL DATA SHEET

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SHEET NUMBER
SD-2



FOR PUBLIC HEARING
PETITION NO. 97-48c

ABUNDANT LIFE COMMUNITY CHURCH NEW FACILITIES
 CHARLOTTE, N. C.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Gamble, Jr.
 Planning Director

DATE: October 28, 1998

SUBJECT: Administrative Approval for Petition No. 97-48c, Abundant Life Community Church, Inc. Parcel 029-291-10.

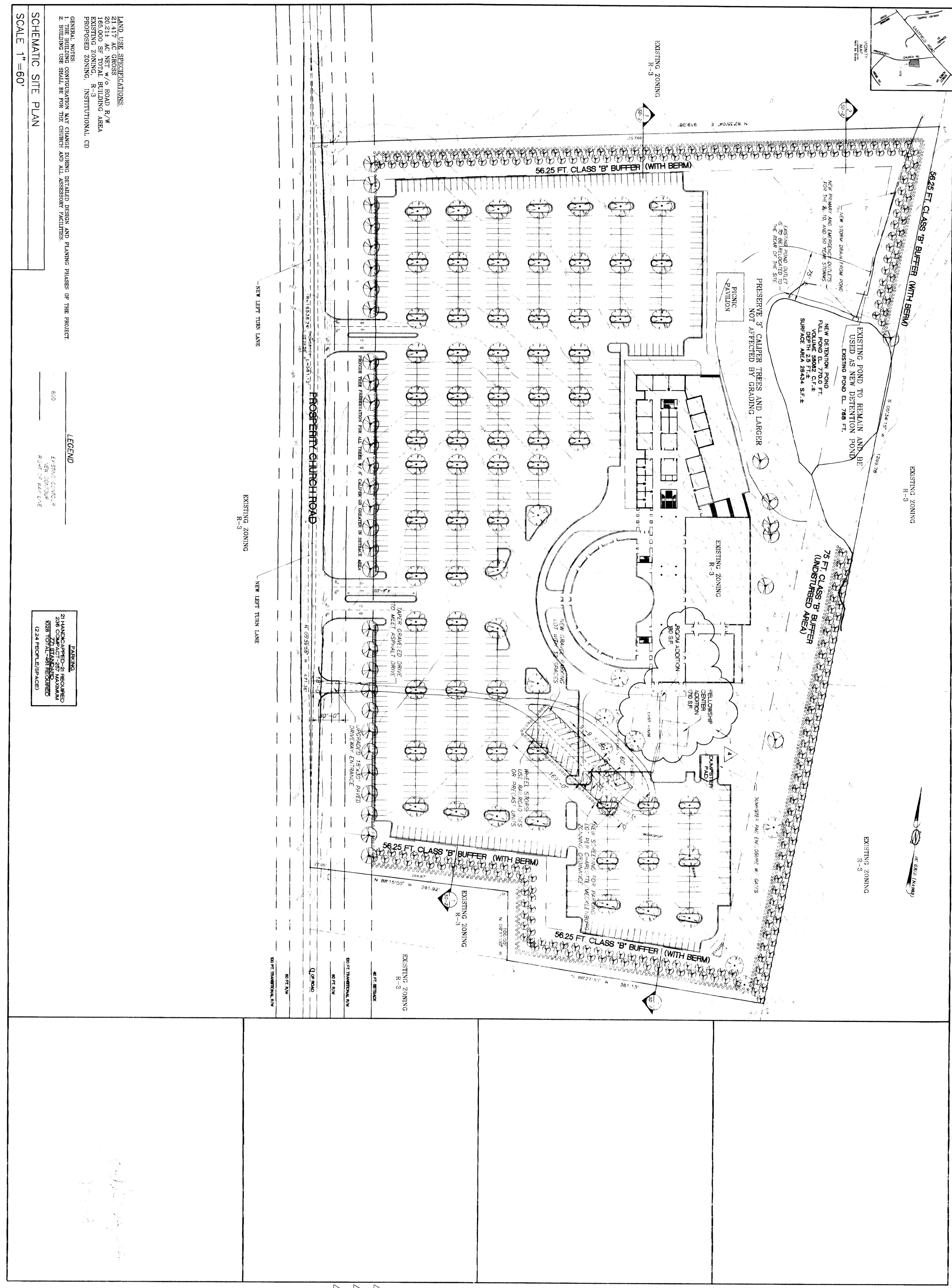
Attached is a specific plan showing a temporary church office and fellowship center. These facilities will be located in existing structures with a 1890 square foot existing house. Since this addition is minor and the use of the existing structures is temporary, I am administering the plan. Please use this attached plan when evaluating requests for building permits and certificates of occupancy.

PROJECT NUMBER	ALC
08.01.87	FOR REVIEW
09.18.87	FOR REVIEW
02.03.88	ADDED DEPT. STRUCTURE
04.28.88	ADDED PARKING, DRIVEWAY, WALKS AND MOBILE HOME
10.25.88	UPDATED SQUARE FOOTAGE ON HOUSE FOOTPRINT

SHEET TITLE
SCHEMATIC SITE PLAN

SD-1

SCALE 1" = 60'



LAND USE SPECIFICATIONS
 20,214 AC NET W/O ROAD R/W
 166,000 SF TOTAL BUILDING AREA
 100% CONCRETE
 PROPOSED ZONING: INSTITUTIONAL CD

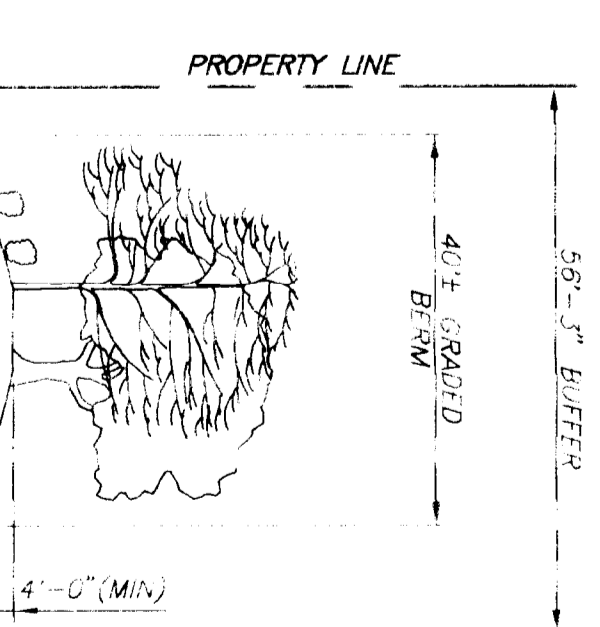
GENERAL NOTES:
 1. BUILDING CONFIGURATION MAY CHANGE DURING DETAILED DESIGN AND PLANNING PHASES OF THE PROJECT.
 2. BUILDING USE SHALL BE FOR THE CHURCH AND ALL ASSOCIATED FACILITIES.

LEGEND

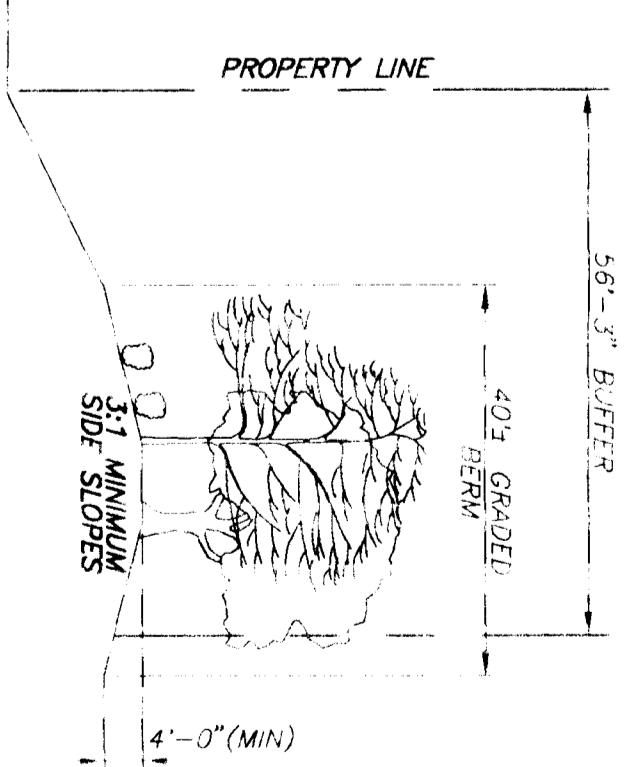
EXISTING ZONING
 EXISTING CONCRETE
 EXISTING WALL

LANDMARKS
 2140 CONCRETE 25' HIGH
 2140 CONCRETE 25' HIGH
 2140 CONCRETE 25' HIGH
 (224 PEOPLE/FACE)

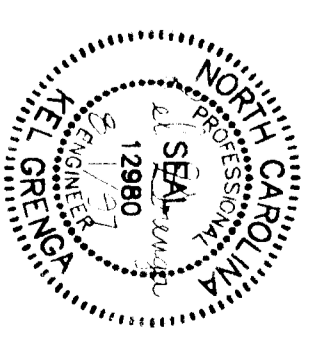
SCHEMATIC SITE PLAN
SCALE 1" = 60'



1 SECTION THROUGH BERM
SCALE 1" = 20'



2 SECTION THROUGH BERM BELOW LAKE
SCALE 1" = 20'



FOR PUBLIC HEARING PETITION NO. 97-48C

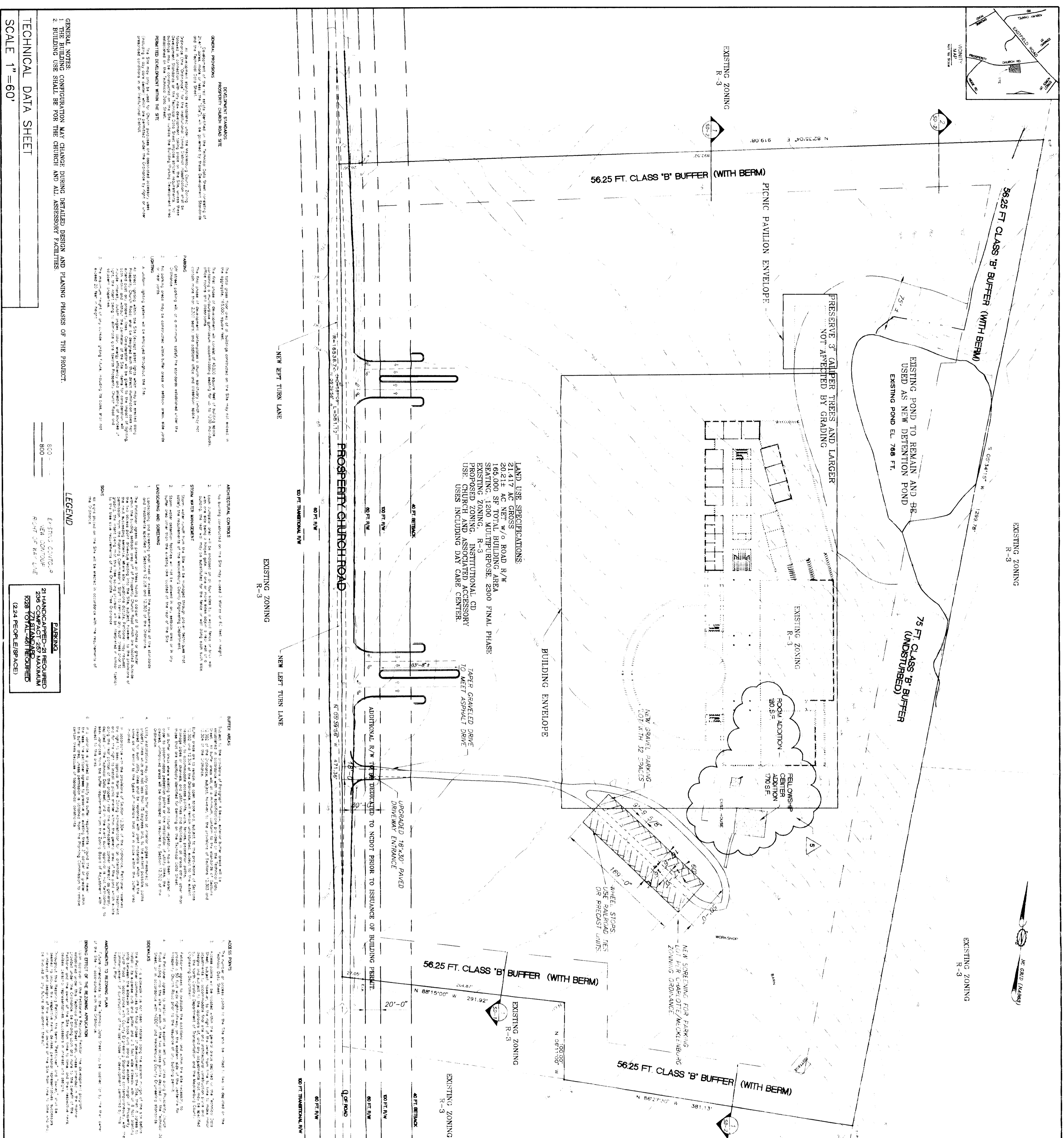
ABUNDANT LIFE COMMUNITY CHURCH NEW FACILITIES
CHARLOTTE, N.C.

PROJECT NUMBER	DATE	DESCRIPTION
08.01.97	08.01.97	FOR REVIEW
08.21.97	08.21.97	FOR REVIEW
09.19.97	09.19.97	PER REV. COMMENTS
11.10.97	11.10.97	PER REV. COMMENTS
02.03.98	02.03.98	ADDED EXIST. STRUCTURES
04.26.98	04.26.98	ADDED PARKING DRIVEWAY, MOBS AND HOUSE EXPANSION
10.28.98	10.28.98	UPDATED SQUARE FOOTAGE ON HOUSE EXPANSION

TECHNICAL DATA SHEET

SHEET NUMBER

SD-2



GENERAL NOTES:
1. THIS BUILDING CONSTRUCTION MAY CHANGE DURING DETAILED DESIGN AND PLANNING PHASES OF THE PROJECT.
2. BUILDING USE SHALL BE FOR THE CHURCH AND ALL ASSOCIATED FACILITIES.

TECHNICAL DATA SHEET
SCALE 1" = 60'

LEGEND
EXISTING CONTOUR
NEW CONTOUR
PLANT OF 1/4" LINE
21 HAND-CAPED-21 REQUIRED
200 27 HAND-CAPED
1028 TOTAL (SPACE)
(224 REPAIR/SPACE)

ARCHITECTURAL COMMENTS
1. NO BUILDING CONSTRUCTION ON THE SITE MAY OCCUR UNTIL THE CITY OF CHARLOTTE HAS REVIEWED AND APPROVED THE SUBMITTED ARCHITECTURAL AND ENGINEERING DRAWINGS.
2. THE CITY OF CHARLOTTE HAS REVIEWED THE SUBMITTED ARCHITECTURAL AND ENGINEERING DRAWINGS AND HAS APPROVED THE PROJECT FOR CONSTRUCTION.
3. THE CITY OF CHARLOTTE HAS REVIEWED THE SUBMITTED ARCHITECTURAL AND ENGINEERING DRAWINGS AND HAS APPROVED THE PROJECT FOR CONSTRUCTION.

ADDITIONAL NOTES
1. THE CITY OF CHARLOTTE HAS REVIEWED THE SUBMITTED ARCHITECTURAL AND ENGINEERING DRAWINGS AND HAS APPROVED THE PROJECT FOR CONSTRUCTION.
2. THE CITY OF CHARLOTTE HAS REVIEWED THE SUBMITTED ARCHITECTURAL AND ENGINEERING DRAWINGS AND HAS APPROVED THE PROJECT FOR CONSTRUCTION.

FILE

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: May 23, 2002

TO: Gary Huss and Heather Davis

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Sign flex Option for Crossway Community Church located at 6400 Prosperity Church Road and known by the tax parcel number 029-291-10.

Attached for your use is a set of drawings indicating the location of one additional entry sign (two total) for Crossway Community Church. The property is currently zoned Institutional CD as per rezoning petition 97-48C. We have evaluated this sign and concluded that it meets the requirements of the sign regulations for a sign flex option as per section 13.110. (2). Please use these plans when evaluating requests for sign permits at this location.

If you have any questions, please contact Tammie Keplinger at 704-336-5967.



May 14, 2002

Tim Manes
Planning Commission

Dear Tim Manes,

SUBJECT: REQUEST FOR SIGN FLEXIBILITY OPTION

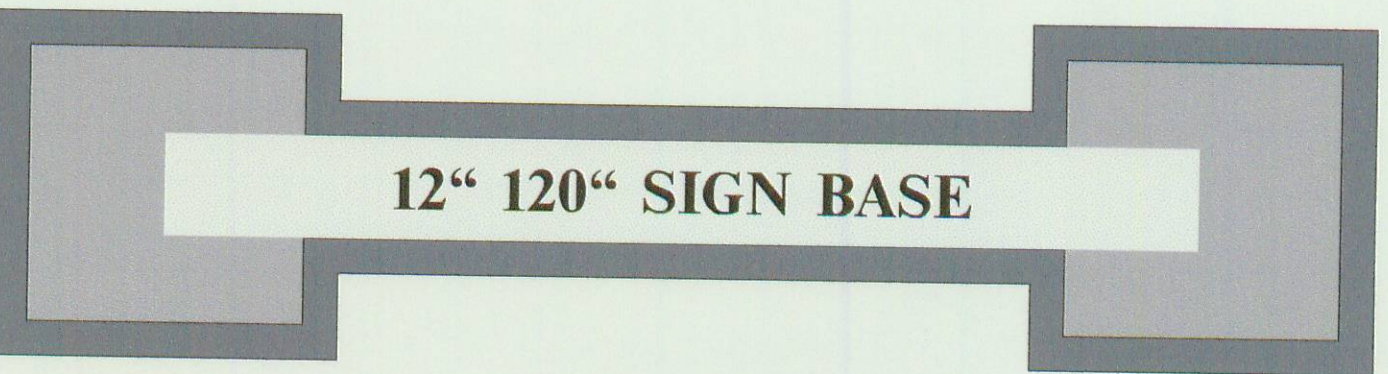
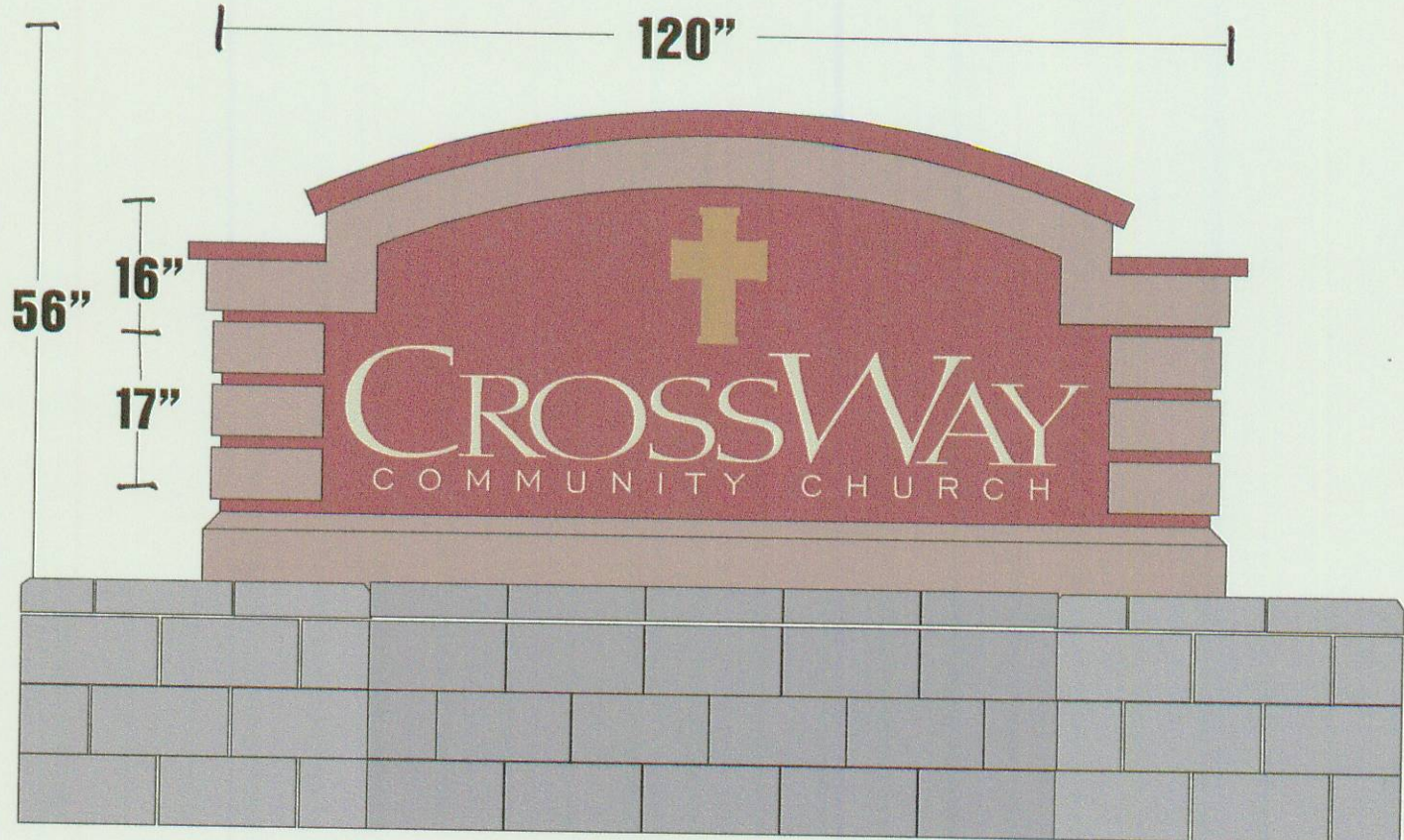
Please see the attached drawings pertaining to the entrance signs for ~~Crossway Community Church~~. I am submitting this request on behalf of the church for your consideration. The church has a new 2-story sanctuary with meeting rooms, an existing building for offices and outside activity areas. There will also be more buildings in the future. This is a large-scale project and would benefit the church greatly to have 2 identification signs at the entrance.

The signs will be synthetic foam monuments with hard coat and stucco finish. The copy is 1/4" thick aluminum dimensional letters. The signs sit on split face block walls constructed of the same block as the building. The signs will be up lighted and landscaped. There are no other identification signs on the property. The zoning contact for this project is Heather Davis. She can be reached at 704-336-3559 or 980-721-9310. The contact at the church is Pastor Jim Hawkins. He can be reached at 704-948-9900. Please feel to contact me if you need any more information about the sign design.

Sincerely,

A handwritten signature in black ink that reads "Frank Iyob". The signature is written in a cursive, flowing style.

Frank Iyob
Design/Sales
Signs Etc.



12" 120" SIGN BASE

40" x 40" COLUMNS

