

APPROVED BY
CITY COUNCIL
APR 18 2016

This map is certified to only Johnson C. Smith University.
I, Andrew G. Zoutewelle, certify that this plot was drawn under my supervision from an actual field survey made under my supervision (deed descriptions recorded in deeds books noted herein); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining deed sources as shown herein; that the ratio of precision calculated is 1:15,000; that this plot was prepared in accordance with G.S. 47-30 as amended.
Actual ground elevations are within 1/2 contour interval across 95% of the surveyed area.

Witness my original signature, registration number and seal this _____ day of _____, 2015.

PRELIMINARY ELECTRONIC FILE.
FOR REVIEW PURPOSES ONLY.

Andrew G. Zoutewelle, N.C. PLS No. L-3098

CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	22.34	35.67	N 36°23'32" W	32.00
C2	20.00	31.84	S 53°52'46" W	28.44
C3	817.00	47.30	N 82°17'14" W	47.29

GENERAL NOTES

- Source of title recorded in Deed Book 5569 Page 459 and Book 28163 Page 459.
Tax parcel I.D. numbers are: 06901103, 06901104, 06901105, 06901120, 06901121 and 06901123.
- This survey does not reflect all title matters and is subject to an attorney's title examination. However, see the following recorded title matters:
- general utility easements to Time Warner Entertainment-Advance/Newhouse Partnership recorded in Deed Book 16424 Page 911 and Book 22403 Page 985. (no plottable items).
- Only observed, above-ground utilities are shown on this survey. There are additional utilities not shown. Developer to contact the NC ONE-CALL Utility Locating Center at 1-800-632-4949 before beginning any design, excavation or grading.
- The total area of this property is 69,752 S.F. (1.6013 ac.), by coordinates.
- Existing zoning of this property, per Mecklenburg County GIS, is B-1 and R-22MF and is partially located within a PED Overlay District. See the West End Land Use and Landscape Plan.
This survey does not reflect a complete zoning analysis and does not show any building setbacks lines. The locations of the zoning boundary lines were scaled from Mecklenburg County GIS and Virtual Charlotte and should be verified with City staff.
Any development of this property is subject to the approval of the City of Charlotte. The purpose of this survey is for a rezoning application submital.
- Per the Charlotte Regional Transportation Planning Organization (CRTPO) thoroughfare map, Beatties Ford Road is a Class III Major Thoroughfare and per the City of Charlotte Zoning Ordinance (Sec. 12.103) is subject to an 80'-wide proposed thoroughfare right of way. The proposed right-of-way shown hereon is measured 40' from pavement centerline. The location and applicability of the thoroughfare right-of-way should be verified with Charlotte DOT.
- This property is not located within a designated flood hazard area (lies in Zone X) per graphic scaling from Flood Insurance Rate Map Panel #3710454400K dated September 2, 2015.

*** CAUTION ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.
THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES
NOT SHOWN HEREON. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

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TOPOGRAPHIC SURVEY

Campus Street at Mill Road
Johnson C. Smith University
School of Social Work

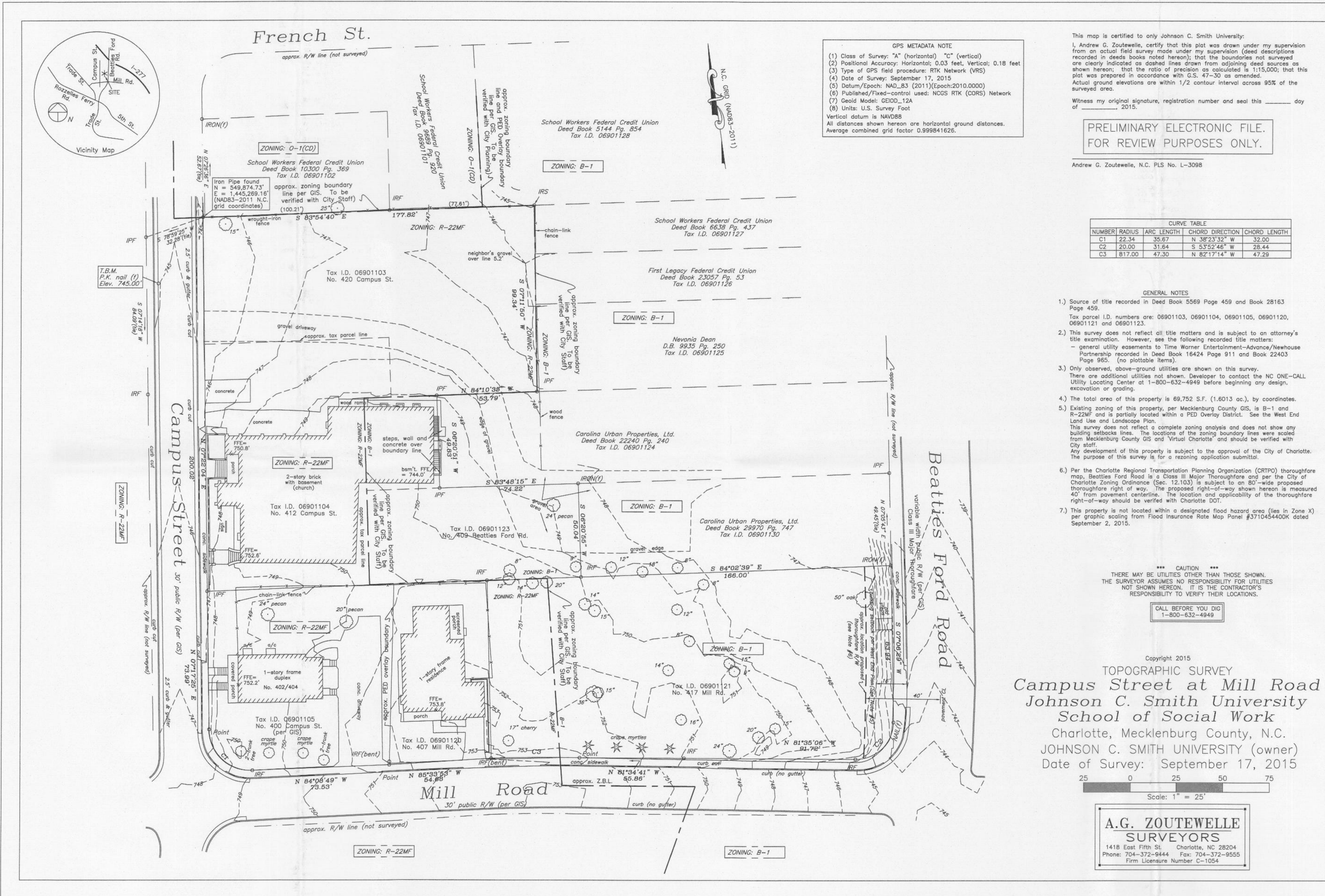
Charlotte, Mecklenburg County, N.C.
JOHNSON C. SMITH UNIVERSITY (owner)
Date of Survey: September 17, 2015

Scale: 1" = 25'

A.G. ZOUTEWELLE
SURVEYORS

1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm License Number C-1054

GPS METADATA NOTE
(1) Class of Survey: "A" (horizontal) "C" (vertical)
(2) Positional Accuracy: Horizontal: 0.03 feet, Vertical: 0.18 feet
(3) Type of GPS field procedure: RTK Network (VRS)
(4) Date of Survey: September 17, 2015
(5) Datum/Epoch: NAD_83 (2011)(Epoch:2010.0000)
(6) Published/Fixed-control used: NCGS RTK (CORS) Network
(7) Geoid Model: GEOID_12A
(8) Units: U.S. Survey Foot
Vertical datum is NAVD88
All distances shown hereon are horizontal ground distances.
Average combined grid factor 0.999841626.



JCSU Mill Road
Rezoning

REV. 1 DATE	01/15/2016
REV. 2 DATE	03/03/2016
REV. 3 DATE	03/07/2016
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

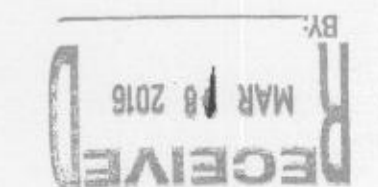
Petition #2016-019

SURVEY SHEET

ISSUE DATE March 7, 2016

CHECKED DJW
SHEET BY CKG
PROJECT NUMBER NC 14-009

RZ-1

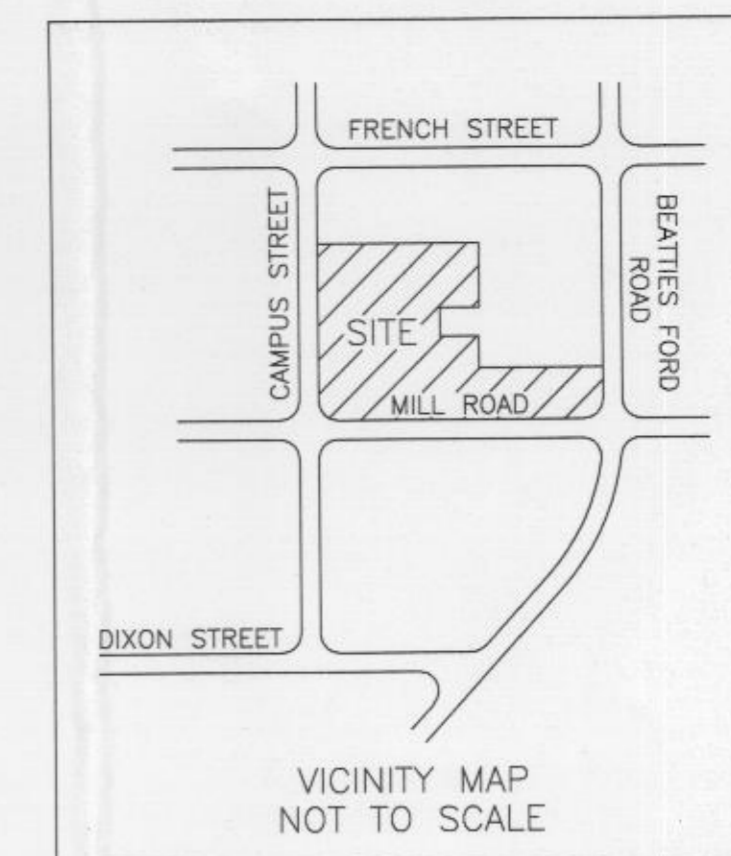


TECHNICAL NOTES / DEVELOPMENT STANDARDS

DEVELOPMENT DATA TABLE

SITE ACREAGE:	1.5587 ACRES (NOTE: 0.0426 ACRE PORTION OF PARCEL ID# 06901123 REMAINS IN EX. B-1 PED DISTRICT)
a. TAX ID:	06901103, 06901104, 06901123, 06901105, 06901120, & 06901121
b. EXISTING ZONING:	R-22MF, B-1, & B-1 PED
c. PROPOSED ZONING:	MUDD-O & MUDD-O PED
d. EXISTING USES:	- CHURCH - DUPLEX (400 CAMPUS STREET) - SINGLE-FAMILY HOME (407 MILL ROAD) - VACANT (417 MILL ROAD)
f. PROPOSED USES:	- UNIVERSITY USE IN EXISTING CHURCH RENOVATION WITH IMPROVEMENTS TO PROVIDE AN ELEVATOR, AN HVAC AND RELATED MECHANICAL EQUIPMENT AREA, AND AN EGRESS STAIRWAY - EXISTING DUPLEX AND SINGLE-FAMILY HOME TO REMAIN AS IS FOR UNIVERSITY USE OR TO PROVIDE HOUSING FOR UNIVERSITY AFFILIATED FACULTY OR STAFF - NEW UNIVERSITY BUILDING SPACE NOT TO EXCEED 12,000 SF
g. FLOOR AREA RATIO:	PER ZONING ORDINANCE
h. MAXIMUM BUILDING HEIGHT:	40'-0" (FORTY) FEET, EXEMPTING THE EXISTING BELFRY TOWER OF THE CHURCH
i. NO. OF PARKING SPACES:	PER ZONING ORDINANCE
j. AMOUNT OF OPEN SPACE:	PER ZONING ORDINANCE

SQUARE FOOTAGE TOTALS TABLE		
BUILDING SPACE	EXISTING SQ. FT.	PROPOSED SQ. FT.
MT. CARMEL BAPTIST CHURCH UNIVERSITY SPACE	11307	11810
400 CAMPUS STREET (DUPLEX)	1038	1038
407 MILL ROAD (SINGLE-FAMILY RES.)	1656	1656
NEW UNIVERSITY BUILDING	0	UP TO 12,000
TOTALS FOR EXISTING BUILDINGS	14001	14504
TOTAL MAXIMUM FUTURE SQUARE FOOTAGE		26504



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GENERAL PROVISIONS

- UNLESS OTHER STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MUDD-O ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- DEVELOPMENT WILL ADHERE TO THE CITY OF CHARLOTTE TREE ORDINANCE PER CHAPTER 21 OF THE CITY CODE, SECTION 94 FOR TREE SAVE AREA REQUIREMENTS FOR COMMERCIAL DEVELOPMENT.

OPTIONAL PROVISIONS

- RELIEF, AS INDICATED ON THE SITE PLAN, FROM SIDEWALK AND PLANTING STRIP PROVISIONS OF THE MUDD-O DISTRICT WHERE EXISTING CONDITIONS PROHIBIT THEM ALONG CAMPUS STREET, MILL ROAD, AND BEATTIES FORD ROAD.
- RELIEF, AS INDICATED ON THE SITE PLAN, FROM MUDD SETBACK PROVISIONS TO ACCOMMODATE EXISTING BUILDINGS AND PORCHES ALONG CAMPUS STREET.

GRAPHICS AND ALTERATIONS

- THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATION, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS.

PERMITTED USES

- DEVELOPMENT WILL CONFORM TO MUDD-O AND MUDD-O PED DISTRICTS.
- THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.
- OFF-STREET PARKING STRUCTURES, METAL SHED STRUCTURES AND PORTABLE BUILDINGS ARE PROHIBITED ON THE SITE.

TRANSPORTATION

- PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES PER SECTION 6.207 OF THE ZONING ORDINANCE.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH CDOT DURING PERMITTING.
- PETITIONER TO COORDINATE WITH THE CITY OF CHARLOTTE TO GRANT THE CONSTRUCTION EASEMENTS REQUIRED FOR THE CITYLYNX GOLD LINE, PHASE 2.

ARCHITECTURAL STANDARDS

- THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
- ROLLOUT COLLECTION WILL BE USED. ROLLOUT CONTAINERS SHALL BE SCREENED WITH GATED ENCLOSURES.

STREETScape AND LANDSCAPING

- STREET FRONTAGE ALONG MILL ROAD AND CAMPUS STREET WILL BE REDEVELOPED PER MUDD DISTRICT REQUIREMENTS. EXISTING FRONTAGE AT THE CHURCH AND THE EXISTING DUPLEX AND RESIDENTIAL HOME ARE EXEMPT FROM THESE REQUIREMENTS DUE TO EXISTING CONDITIONS.
- SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY EXCEPT WHERE EXISTING CONDITIONS AND BUILDINGS PROHIBIT THIS DEVELOPMENT.
- SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- OFF-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
- PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

PARKS, GREENWAYS & OPEN SPACE

- CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- OPEN SPACE SHALL COMPLY WITH ORDINANCE.

SIGNAGE

- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS

LIGHTING

- DETACHED LIGHTING WILL BE LIMITED TO A HEIGHT OF 20 FEET.
- DETACHED LIGHTING WILL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING ANY DECORATIVE LIGHTING.

OTHER

- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

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concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

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JCSU Mill Road Rezoning

REV. 1 DATE	01/15/2016
REV. 2 DATE	03/03/2016
REV. 3 DATE	03/07/2016
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Rezoning Documents

Petition #2016-019

TECHNICAL NOTES

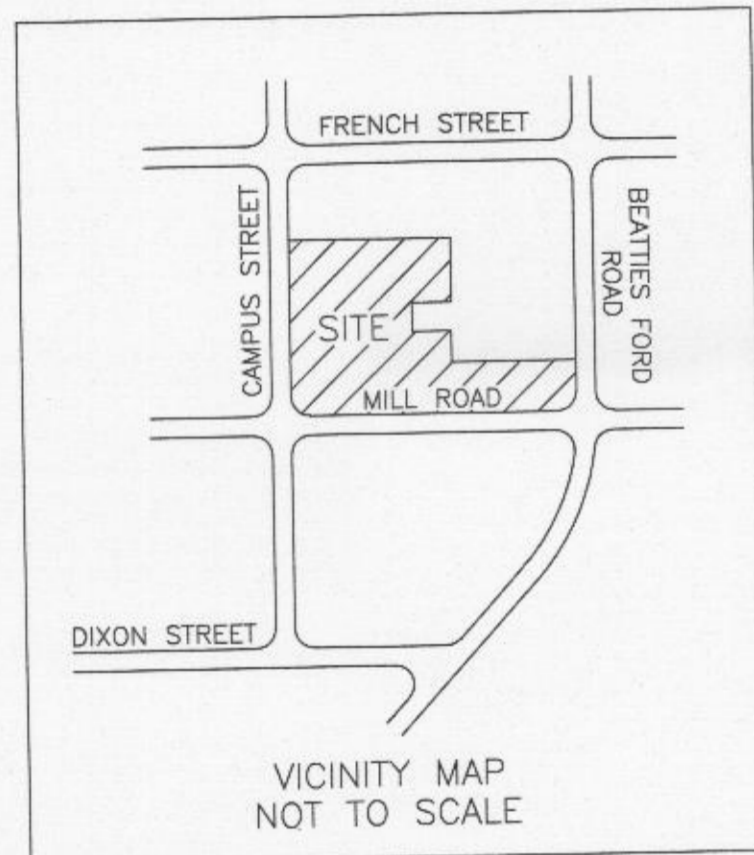
ISSUE DATE	March 7, 2016
CHECKED	DJW
SHEET BY	EO
PROJECT NUMBER	NC 14-009

RZ-2

TECHNICAL NOTES

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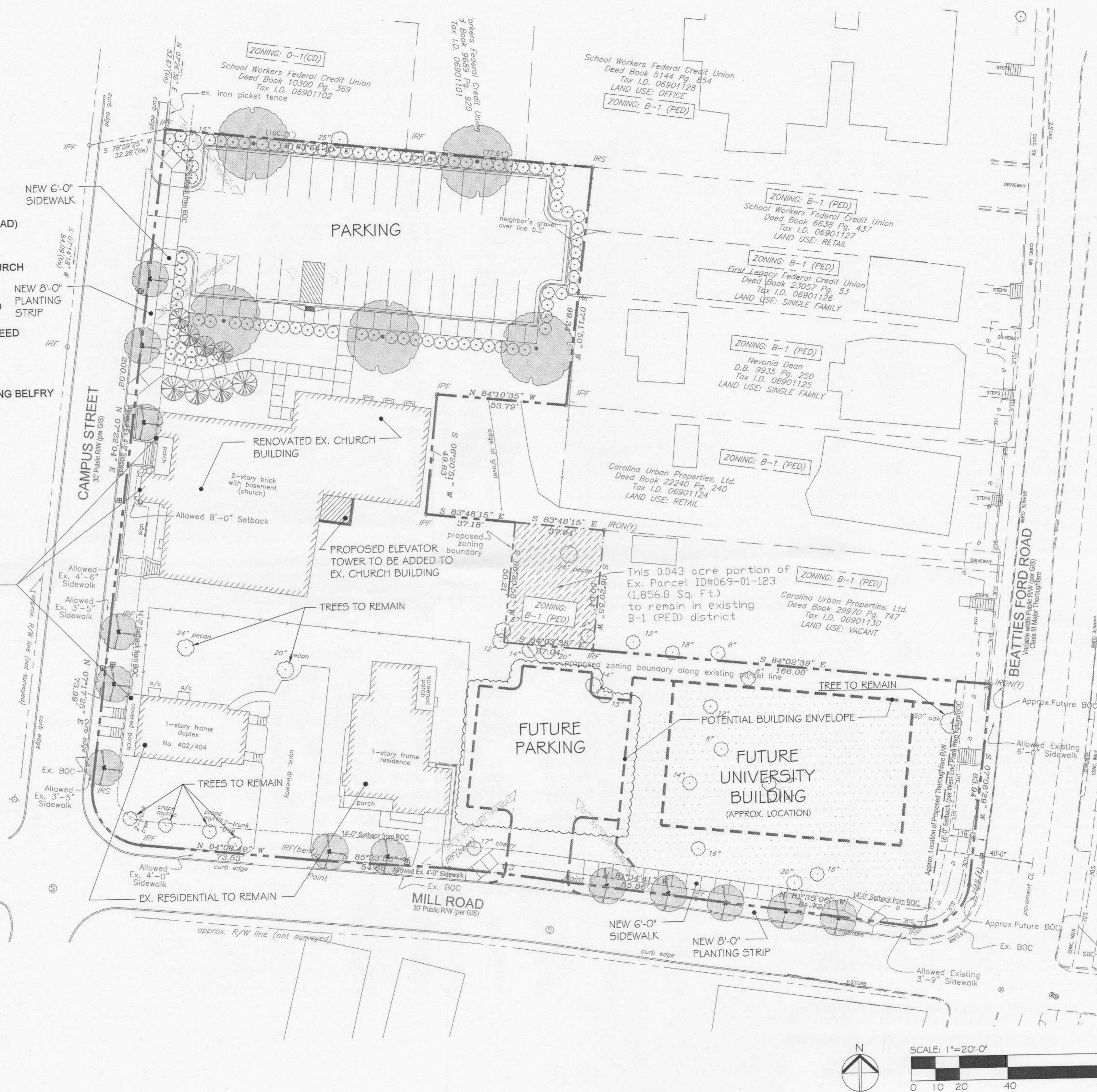
- SITE ACREAGE:** 1.5587 ACRES
- TAX ID:** 06901103, 06901104, 06901123, 06901105, 06901120 & 06901121
- EXISTING ZONING:** R-22MF, B-1, & B-1 PED
- PROPOSED ZONING:** MUDD-O & MUDD-O PED
- EXISTING USES:**
- 11,307 SQ. FT. CHURCH
 - 1,038 SQ. FT. DUPLEX (400 CAMPUS STREET)
 - 1,656 SQ. FT. SINGLE-FAMILY HOME (407 MILL ROAD)
 - VACANT (417 MILL ROAD)
- PROPOSED USES:**
- 11,810 SQ. FT. UNIVERSITY USE IN EXISTING CHURCH
 - EXISTING DUPLEX AND SINGLE-FAMILY HOME TO REMAIN AS IS FOR UNIVERSITY USE OR TO PROVIDE HOUSING FOR UNIVERSITY AFFILIATED FACULTY OR STAFF
 - NEW UNIVERSITY BUILDING SPACE NOT TO EXCEED 12,000 SQ. FT.
- FLOOR AREA RATIO:** PER ZONING ORDINANCE
- MAXIMUM BUILDING HEIGHT:** 40' (FORTY) FEET, EXEMPTING THE EXISTING BELFRY TOWER OF THE CHURCH
- NUMBER OF PARKING SPACES REQUIRED:** PER ZONING ORDINANCE
- AMOUNT OF OPEN SPACE:** PER ZONING ORDINANCE



OPTIONAL PROVISION "b":
RELIEF FROM MUDD SETBACK PROVISIONS TO ACCOMMODATE EXISTING BUILDINGS AND PORCHES ALONG CAMPUS STREET

LEGEND

- e — GOLD LINE PH. 2 - TEMP. CONSTRUCTION EASEMENT
- SWP — GOLD LINE PH. 2 - SIDEWALK/UTILITY EASEMENT
- SDC — GOLD LINE PH. 2 - STORM DRAINAGE EASEMENT
- UTE — GOLD LINE PH. 2 - UTILITY EASEMENT
- EVERGREEN SHRUBS TO BE PLANTED
- SMALL MATURING TREE TO BE PLANTED
- LARGE MATURING TREE TO BE PLANTED



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Rezoning Documents
Petition #2016-019

SITE PLAN

ISSUE DATE: March 7, 2016

CHECKED: DJW
SHEET BY: EO
PROJECT NUMBER: NC 14-009

RZ-3

