



## Charlotte-Mecklenburg Planning Department

**DATE:** June 1, 2017

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 1995-089 & 2008-084 Northside Baptist Church

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow an area of expansion for a proposed cemetery.
- Allow the relocation of proposed uses internal to the site.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

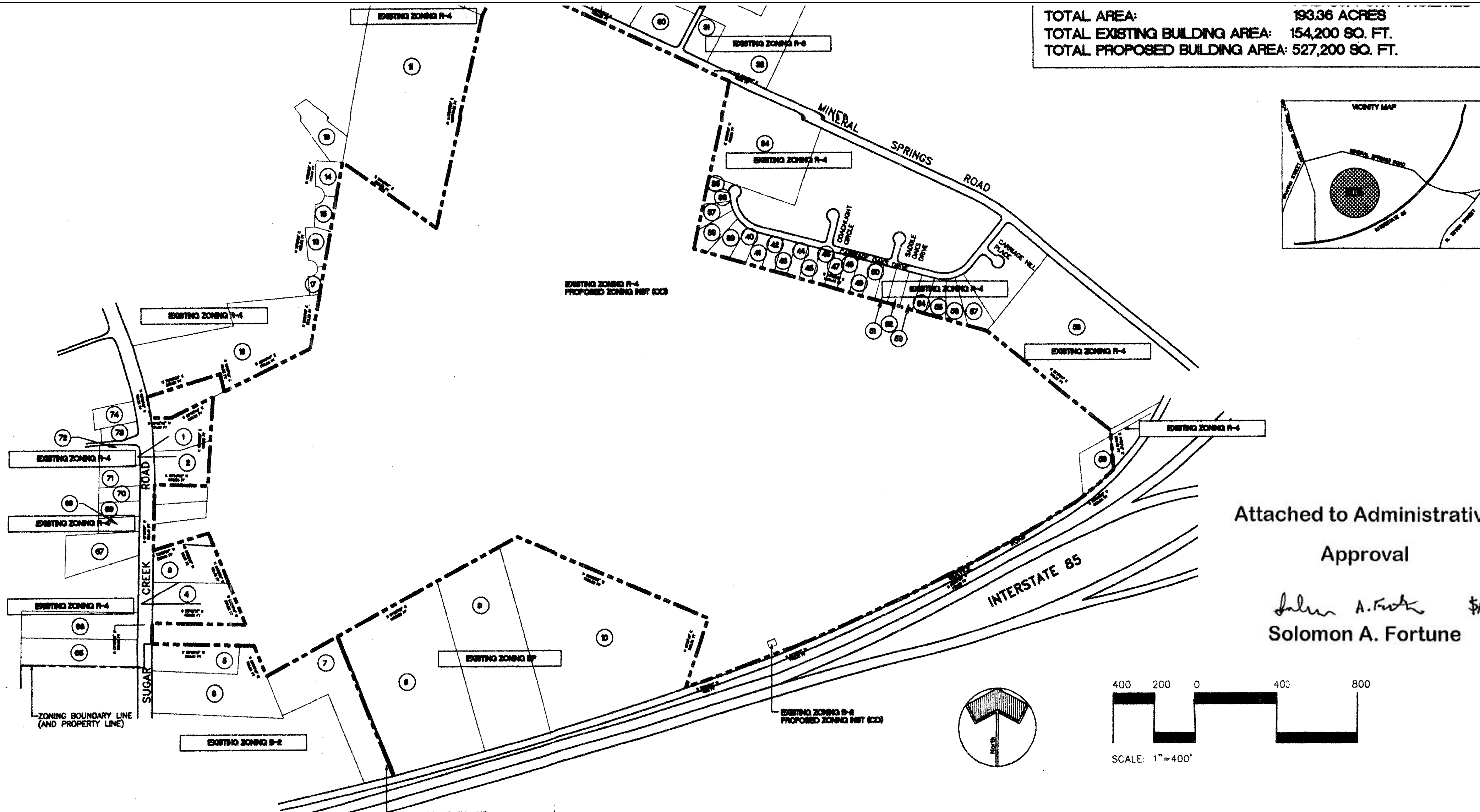
**Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.**

**Signage was note reviewed as part of this request.**

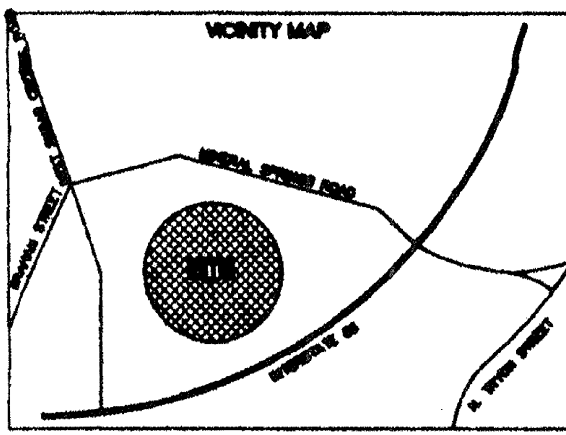








TOTAL AREA: 193.36 ACRES  
 TOTAL EXISTING BUILDING AREA: 154,200 SQ. FT.  
 TOTAL PROPOSED BUILDING AREA: 527,200 SQ. FT.



Attached to Administrative  
 Approval  
 Solomon A. Fortune

**CONDITIONAL NOTES**

**General Provisions**  
 All development standards established under the Zoning Ordinance of the City of Charlotte for the Institutional district classification shall be followed in connection with the proposed development. The configuration and placement of buildings, parking, and circulation; as well as ancillary facilities, such as playing fields, tennis courts, field houses, track, bleachers, amphitheater, concession areas, rest rooms, and bus maintenance facilities, as shown on schematic plan sheet RZ-3 represent a firm design concept. There may be, however, minor modifications to the layout of the site, building, and circulation patterns, but such modifications shall be clearly incidental in nature and shall not deviate substantially from the basic design layout. In no event shall the setbacks and buffer areas as established by the site plan be reduced, nor may the buildings or their future expansions be constructed outside the general areas depicted for their uses as shown on the technical data sheet identified as RZ-1.

**Permitted Uses**  
 The property shall be used as a religious and educational facility with all of the associated and accessory facilities and functions. All expansions will occur in conformance with the statements contained in the General Provisions above and the following additional commitments.

A 75' Class B Buffer will be maintained around the entire perimeter of the property, with the exception of the southwesterly portion of the site which borders existing B-2 and BP zoning areas. These buffers shall be established and maintained in conformance with Section 12.302 of the Charlotte Zoning Ordinance. Where minor encroachments into the buffer area now exist, due to the fact that development occurred prior to the establishment of current standards, these encroachments may remain but may not be expanded. Where the required buffer width cannot be met at the access points on Sugar Creek Road, the policy statements established by the Planning Director and Zoning Administrator shall be adhered to.

**Landscaping and Screening**  
 Screening shall conform to the standards and treatment described in Section 12.303 of the Charlotte Zoning Ordinance. Internal landscaping will meet the requirements of the appropriate regulatory ordinances. Perimeter plantings and landscaping will be provided where existing vegetation is not adequate to meet the intent of the regulations as required by the Ordinance.

**Parking and Access**  
 Each of the parking areas depicted on sheet RZ-3 of this rezoning plan may vary in shape or location, but, in all events, shall meet the minimum standards for off-street parking established by the City of Charlotte regulations. Access to the site will be from Interstate 85, Sugar Creek Road, and Mineral Springs Road in the general area of the four points depicted on sheet RZ-1. Petitioner agrees to dedicate a right-of-way along Sugar Creek Road to establish a 50' right-of-way from the centerline of Sugar Creek Road. Petitioner also agrees to reserve area along I-85 frontage for 175' R-O-W from centerline of I-85 R-O-W. Because the ultimate size of the sanctuary is not known at the present time, parking to meet Ordinance requirements shall be provided or exceeded at such time as the sanctuary is expanded or rebuilt.

**Lighting**  
 The ball field complex nearest to Sugar Creek Road as shown on sheet RZ-3 shall be in conformance with NCHSAA standards and those standards set forth within the Zoning Ordinance. The petitioner reserves the right to light any additional fields which may be constructed at a later date. Under no circumstances shall practice fields be lit. In addition, all lighting will be placed so that illumination shall be directed away from the existing adjacent residential land uses. A uniform lighting system shall be employed throughout the site. Outdoor recreation lights in the proximity of Mineral Springs Road shall be equipped with an automatic timer set for no later than 10:00p.m.

**Signs**  
 All signs located on the property will be in conformance with the Ordinance, except for an existing identification sign along Interstate 85. This sign is currently nonconforming and may remain in conformance with Ordinance provisions. Signage along Mineral Springs Road shall be limited to on-site directional signs only.

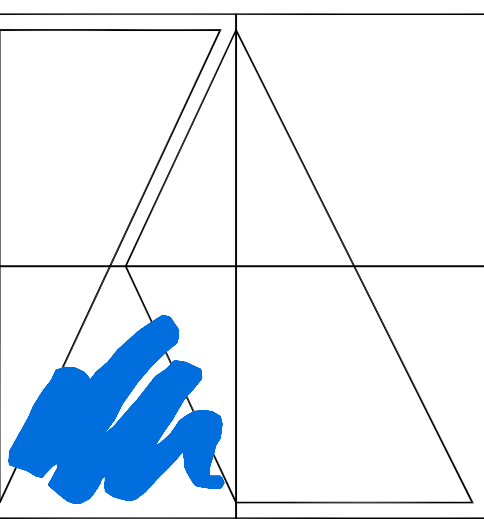
**Fire Protection**  
 Fire protection to all facilities shall be provided as required by Code and fire hydrants placed in order to meet requirements for providing this protection.

**Transportation Issues**  
 Due to the uncertainty of when expansions to present facilities will occur and the amount of expansions which will occur, a traffic impact study is not practical at the present time. It is agreed, however, that such a study will be performed prior to submission of a request for building permits when any of the following occur:  
 Any expansion of seating capacity within the sanctuary, of any new or expanded educational of support facility is constructed which adds more than 50,000 square feet, or any new or relocated driveway is proposed.  
 Such impact studies shall be designed to address items mutually agreed upon between the petitioner and Charlotte Department of Transportation.

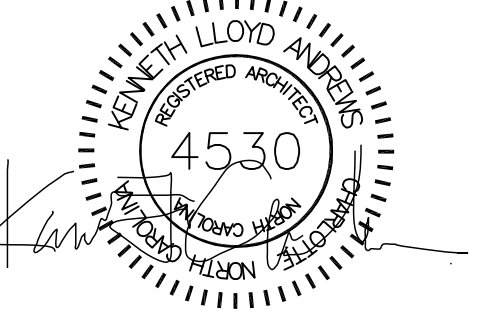
**ADJACENT PROPERTY OWNERS TO NORTHSIDE BAPTIST CHURCH PROPERTY**

1	047-011-01	Gary C. Carter and Wife, Ann S. 3810 Hayden Drive Charlotte NC 28269	18	047-241-02	Robert F. Hunter and Wife, Bernice F. 1620 West Sugar Creek Road Charlotte NC 28262	38	04-7-301-38	Alan Carl Sparr and Wife, Teta A. 5912 Carriage Oaks Drive Charlotte NC 28262	55	047-301-55	James E. Stewart, Jr. and Wife, Kimberly L. 6104 Carriage Oaks Drive Charlotte NC 28262
2	047-011-02	Richard Edmund Thomas and Wife, Ruth S. 1528 West Sugar Creek Road Charlotte NC 28262	19	047-282-47	Realty Dealers, Ltd. #L 2331 Crown Point Executive Drive Charlotte NC 28227	39	047-301-39	Scott T. Schubert and Dennis R. Brown 5916 Carriage Oaks Drive Charlotte NC 28262	56	047-301-56	Mark Peter Henriques and Wife, Anna Jane Guyton 6110 Carriage Oaks Drive Charlotte NC 28262
3	047-011-06	Don Albright Shue and Wife, Delia 1440 West Sugar Creek Road Charlotte NC 28262	20	047-282-46	Townside Construction Company, Inc. 9627 Vinca Circle #C Charlotte NC 28213	40	047-301-40	Jerry Martin Ledford and Wife, Barbara Harriet 5920 Carriage Oaks Drive Charlotte NC 28262	57	NOT ADJACENT	
4	047-011-07	Barbara H. Greene by Will 1428 West Sugar Creek Road Charlotte NC 28262	21	047-282-45	Realty Dealers, Ltd. #L 2331 Crown Point Executive Drive Charlotte NC 28227	41	047-301-41	Richard Howard Bernstein 5924 Carriage Oaks Drive Charlotte NC 28262	58	047-301-63	Jean Penniger Wolf Post Office Box 18 Huntersville NC 28078
5	047-011-18	Sugar Creek Inn Company 1416 West Sugar Creek Road Charlotte NC 28262	22	047-282-44	Realty Dealers, Ltd. #L 2331 Crown Point Executive Drive Charlotte NC 28227	42	047-301-42	Kevin Y. Houston and Monica S. Long 5928 Carriage Oaks Drive Charlotte NC 28262	59	047-301-64	David Irvin Stickley 6315 North I-85 Charlotte NC 28216
6	047-011-10	Budget Motels, Inc. 8515 Rixlew Lane Manassas VA 22110	23	047-282-43	Realty Dealers, Ltd. #L 2331 Crown Point Executive Drive Charlotte NC 28227	43	047-301-43	Michael C. McIlwain and Wife, Teresa S. 5932 Carriage Oaks Drive Charlotte NC 28262	60 61 62 63 64	NOT ADJACENT	
7	047-011-19	Lee Family Trust c/o Nancy A. Courtney 2687 Holly Point Road East Orange Park FL 32073	24 25 26 27	NOT ADJACENT		44	047-301-44	John Patrick Campbell and Wife, Yvonne W. Akkerman 5936 Carriage Oaks Drive Charlotte NC 28262	65	045-072-08	Eddie A. Flowe 5527 Manning Road Charlotte NC 28269
8	047-011-32	Kahala Investors (Et Al.) 4350 Executive Drive #300 San Diego CA 92121	28	047-283-16	Maco Homes, Inc. Post Office Box 25746 Charlotte NC 28229	45	047-301-45	James David Nelson and Wife, Sheila Nations 5940 Carriage Oaks Drive Charlotte NC 28262	66	045-072-09	Eddie A. Flowe (L/E) (B/D) 5527 Manning Road Charlotte NC 28269
9	047-011-35	Melba Investors Southeast, Inc. c/o Bankers Trust Company 19 West 280 Park Avenue New York NY 10017	29	047-311-01	Avis G. Hamilton (Mrs. H. S.) 1420 Mineral Springs Road Charlotte NC 28262	46	047-301-46	Minora McPhail Hicks 5944 Carriage Oaks Drive Charlotte NC 28262	67	045-072-11	Eddie A. Flowe (By Will) 5527 Manning Road Charlotte NC 28269
10	047-011-34	Robert H. Percival and Wife, Kathleen N. 2816 Wheelock Road Charlotte NC 28211	30	047-311-02	Guy F. Douglas and Wife, Martha L. Charlotte NC 28262	47	047-301-47	Craig E. Bohannon and Wife, Karen E. 6000 Carriage Oaks Drive Charlotte NC 28262	68	045-081-01	Hoyal D. Lord, Jr., and Wife, Sylvia S. 1501 West Sugar Creek Road Charlotte NC 28262
11	047-023-03	Louise L. Shuler 1438 Sansberry Road Charlotte NC 28262	31	047-083-11	Craig W. Hunter, Jr. 4507 Kayron Drive Charlotte NC 28269	48	047-301-48	Mark Anthony Bearden and Wife, Laura Jane 6004 Carriage Oaks Drive Charlotte NC 28262	69	045-081-02	William S. Shue 1509 West Sugar Creek Road Charlotte NC 28262
12	047-023-05	Raymond Lee Herndon and Wife, Sheila M. 1436 Sansberry Road Charlotte NC 28262	32	047-083-12	Craig W. Hunter, Sr. (Estate) c/o C. Hunter, Jr. 4507 Kayron Drive Charlotte NC 28269	49	047-301-49	Christopher James Munson 6008 Carriage Oaks Drive Charlotte NC 28262	70	045-081-03	Don A. Shue, Jr., and Wife, Janet G. 1515 West Sugar Creek Road Charlotte NC 28262
13	047-024-03	Guy W. Northey and Wife, Marie D. 2010 Burgandy Drive Charlotte NC 28262	33	NOT ADJACENT		50	047-301-50	John Andrew David Byrd and Wife, Tricia Linn Turner 6012 Carriage Oaks Drive Charlotte NC 28262	71	045-081-04	Gladys T. Bost (Mrs. B. A.) (By Entirety) 1521 West Sugar Creek Road Charlotte NC 28262
14	047-241-42	Tianna M. Lutz and Husband, Steven E. 1100 Blandford Drive Charlotte NC 28262	34	047-301-01	John B. Gouch and Wife, Betty D. 3616 Michigan Avenue Charlotte NC 28215	51	047-301-51	Enrique Alberto Blat, Jr. and Wife, Catherine Mathe 6108 Carriage Oaks Drive Charlotte NC 28262	72	045-081-05	Robert L. Knipschild and Wife, Carol H. 1527 West Sugar Creek Road Charlotte NC 28262
15	047-241-41	Leonard L. Covington, Jr. 1701 Blandford Drive Charlotte NC 28262	35	047-301-35	David James Adams and Wife, Clare Disler 5900 Carriage Oaks Drive Charlotte NC 28262	52	047-301-52	Donna L. Siler 6020 Carriage Oaks Drive Charlotte NC 28262	73	045-082-01	Horace Edwin Phillips and Wife, Regina E. 8810 Holiday Drive Charlotte NC 28215
16	047-241-31	Robert Cooper 1800 Burgandy Drive Charlotte NC 28262	36	047-301-36	John Reid Barbee and Wife, Mary Arlene E. 5904 Carriage Oaks Drive Charlotte NC 28262	53	047-301-53	Claude Phillip Coan and Wife, Susan Bryant 6024 Carriage Oaks Drive Charlotte NC 28262	74	045-082-02	Brian S. White 1611 West Sugar Creek Road Charlotte NC 28262
17	047-241-30	David S. Hannes 13441 Woody Point Road Charlotte NC 28278	37	047-301-37	Julius T. Lyons and Wife, Iva Janet 5908 Carriage Oaks Drive Charlotte NC 28262	54	047-301-54	James Patrick Hawkins and Wife, Leslie Tester 6100 Carriage Oaks Drive Charlotte NC 28262	75	NOT ADJACENT	

**AS FOR PUBLIC HEARING**



**KENNETH ANDREWS architect**  
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 Charlotte, NC 28215  
 704.323.9321  
 klandrews@carolina.rr.com



November 21, 2016

**ADMINISTRATIVE AMENDMENT RZAAMI-2016-00065**

**NORTHSIDE BAPTIST CHURCH**

**REFERENCE REZONING PETITION 95-89**  
 Approved January 22, 1996

333 Jeremiah Boulevard  
 Charlotte, North Carolina 28262

Revision Date

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**Site Data 2 of 3**  
 (Reference RZ2 of 3)



