

VICINITY MAP



PROPOSED BRYANT FARMS RD. ELEVATION

SCALE: 3/32" = 1'-0"

SITE DEVELOPMENT DATA:

TAX PARCEL #229-041-15 001

CURRENT ZONING: INSTITUTIONAL

PROPOSED ZONING: ADMINISTRATIVE CHANGE

3.01 ACRES

PROPOSED USE: CHURCH CLUB (NIGHTS OF COLUMBUS)

PARKING REQUIREMENTS:
 REQUIRED SPACES = 26
 SPACES PROVIDED = 37
 HANDICAP SPACES PROVIDED = 2

SETBACK REQUIREMENTS:
 40' SET BACK - FRONT AND BACK
 20' SET BACK - SIDES

BUFFER REQUIREMENTS:
 BUFFER WILL COMPLY WITH SECTION 12.303 AND SECTION 12.304 OF THE CITY OF CHARLOTTE ZONING ORDINANCE 22' CLASS "C"

ANY EXISTING TREES OR LANDSCAPING IN BUFFERS TO REMAIN AND CONTRIBUTE TOWARD BUFFER CALCULATIONS. LANDSCAPE REQUIREMENTS WILL COMPLY WITH TABLE 12.302(b) ON PAGE 12-42 OF THE CITY OF CHARLOTTE ZONING ORDINANCE EXISTING TREES TO REMAIN

STORM WATER DRAINAGE REQUIREMENTS:
 STORM WATER DRAINAGE REQUIREMENTS WILL BE HANDLED IN ACCORDANCE TO SECTIONS 12.601, 12.602 AND 12.603 OF THE CITY OF CHARLOTTE ZONING ORDINANCE

EXISTING TREES DENOTED TO BE PROTECTED DURING CONSTRUCTION AND SAVED

ADMINISTRATIVE CHANGE NOTES:

THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED AND PREFERRED ARRANGEMENT OF BUILDINGS AND PARKING/ CIRCULATION AREAS. HOWEVER, MINOR MODIFICATIONS TO THE SHAPE AND ARRANGEMENT OF BUILDING LAYOUT AS WELL AS PARKING AND CIRCULATION AREAS ARE PERMITTED AS A MATTER OF RIGHT.

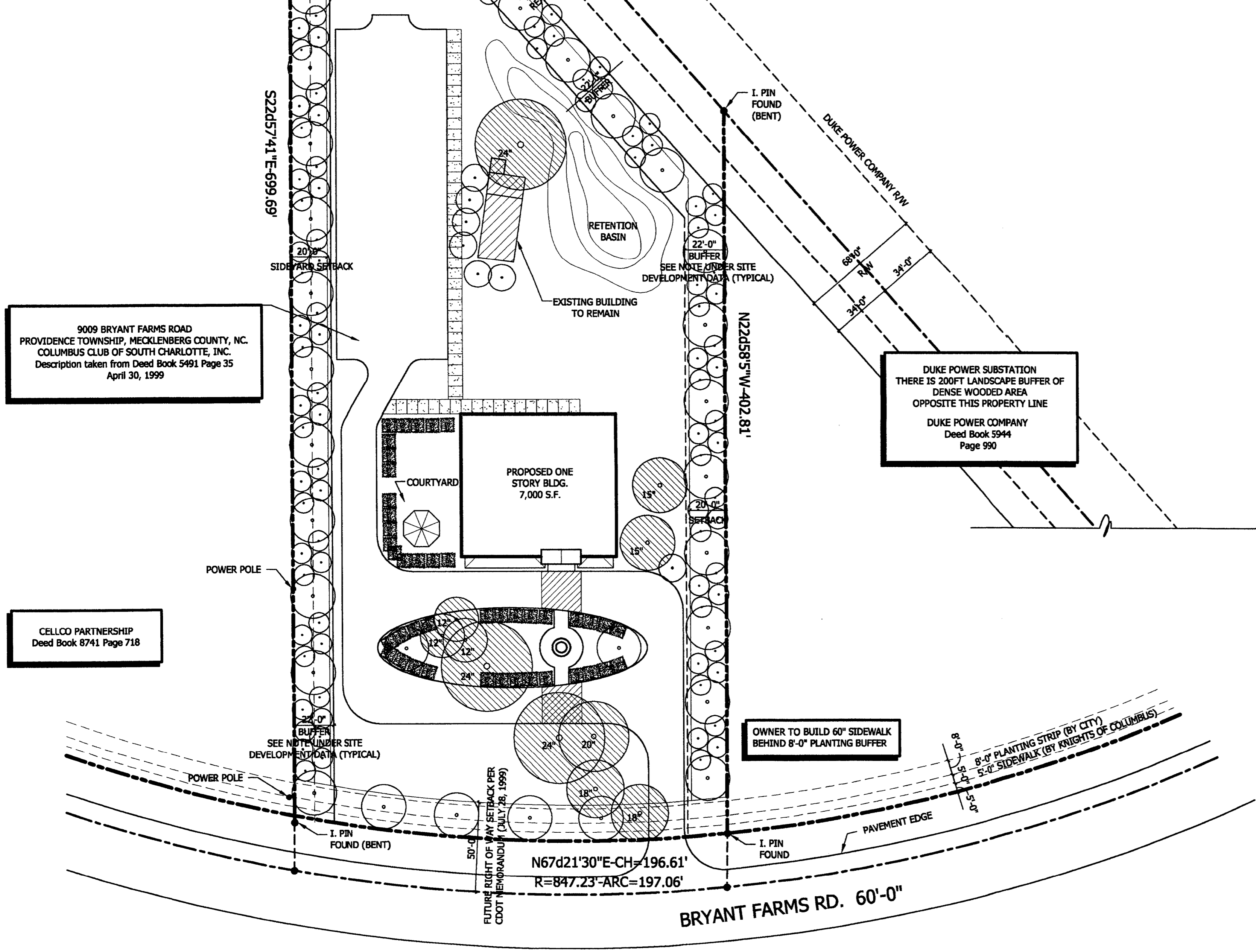
THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE COUNTY OF MECKLENBERG REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS, TREE ORDINANCE, ETC.

THE ADMINISTRATIVE CHANGES FOR THE PROPOSED NEW ONE STORY CLUBHOUSE BUILDING OF 7,000 S.F. SHALL HAVE THE EFFECT OF SUPERSEEDING THE REQUIREMENTS OF THE APPROVED PETITION NO. 99-103

- NO DETACHED LIGHTING ALLOWED WHICH IS IN EXCESS OF 10'-0" FROM FINISHED GRADE.
- EXISTING STRUCTURE MAY ONLY BE USED AS A RESIDENCE UNTIL INSTITUTIONAL USE IN PLACE.
- IF ZONING CHANGES ON ADJACENT PROPERTIES, BUFFER MAY NOT BE REQUIRED.
- NO DETENTION IS ALLOWED IN ANY OF THE BUFFERS OR IN THE FRONT YARD SET BACK ALONG BRYANT FARMS ROAD

LEGEND

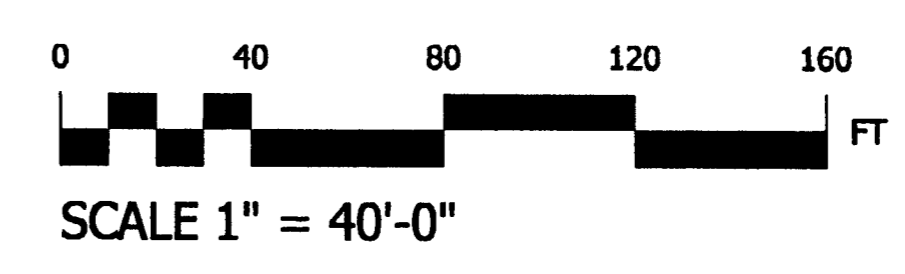
PROPERTY LINE	IRON SURVEY STAKE
L. PIN	
NEW TREE	(Symbol: Circle with dot)
EXISTING TREE TO REMAIN	(Symbol: Circle with cross-hatch)



9009 BRYANT FARMS ROAD
 PROVIDENCE TOWNSHIP, MECKLENBERG COUNTY, NC.
 COLUMBUS CLUB OF SOUTH CHARLOTTE, INC.
 Description taken from Deed Book 5491 Page 35
 April 30, 1999

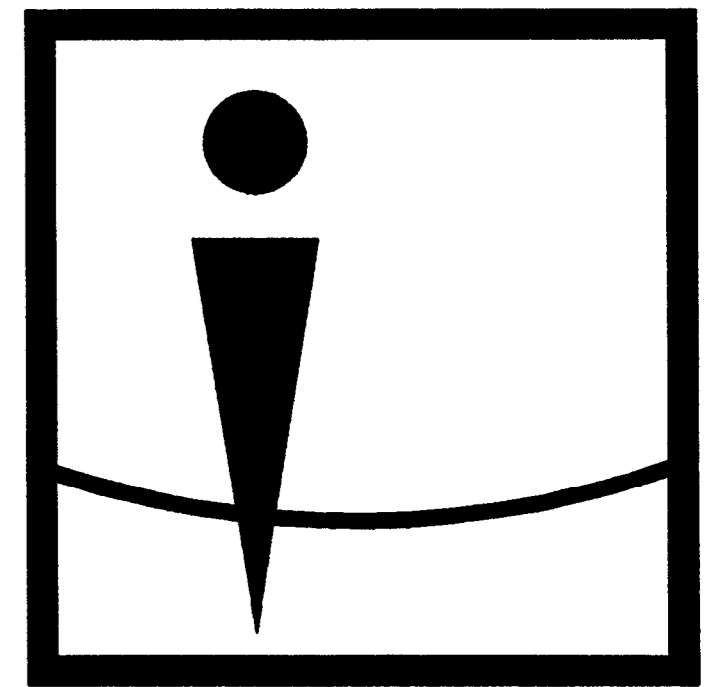
DUKE POWER SUBSTATION
 THERE IS 200FT LANDSCAPE BUFFER OF
 DENSE WOODED AREA
 OPPOSITE THIS PROPERTY LINE
 DUKE POWER COMPANY
 Deed Book 5944
 Page 990

CELLCO PARTNERSHIP
 Deed Book 5741 Page 718



RIGHTS OF COLUMBUS/SOUTH CHARLOTTE CHAPTER #10852

SCALE: 1" = 40'-0"



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COLUMBUS CLUB OF
 SOUTH CHARLOTTE,
 INC.

9009 Bryant Farms Rd.
 Charlotte, NC

date:
 JUNE 25, 2003
 status:
 ADMINISTRATIVE CHANGES
 FOR APPROVAL
 revisions:

ATTACHED TO ADMINISTRATIVE
 APPROVAL
 DATED: June 26, 2003
 BY: MARTIN R. CRAMTON, JR.

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 ADMINISTRATIVE
 CHANGES TO
 PETITION NO. 99-103
A1.0

CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: June 26, 2003

TO: Robert Brandon
 Zoning Administrator

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

SUBJECT: Administrative Approval for Petition No. 1999-103 by Columbus Club of South Charlotte.

Attached is a revised plan for the above rezoning petition. The plan has been revised to allow a minor shift in the future building location and incorporate building elevations. The building will not exceed the presently approved 7,000 square feet. Since this change is minor and does not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.

Note: This site must meet all ordinance requirements.



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 will be subject to legal
 action.

PROJECT: HOPE OF ISRAEL CONGREGATION
 ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST
 SHEET TITLE: CONCEPTUAL SITE PLAN

Project No. **55116**
 Checked by TLH
 Drawn by PAB
 Date Drawn 11/21/03
 Revisions
 1/24/03 PER T. MANES REVIEW
 Sheet
1 OF 1

SITE DEVELOPMENT DATA:

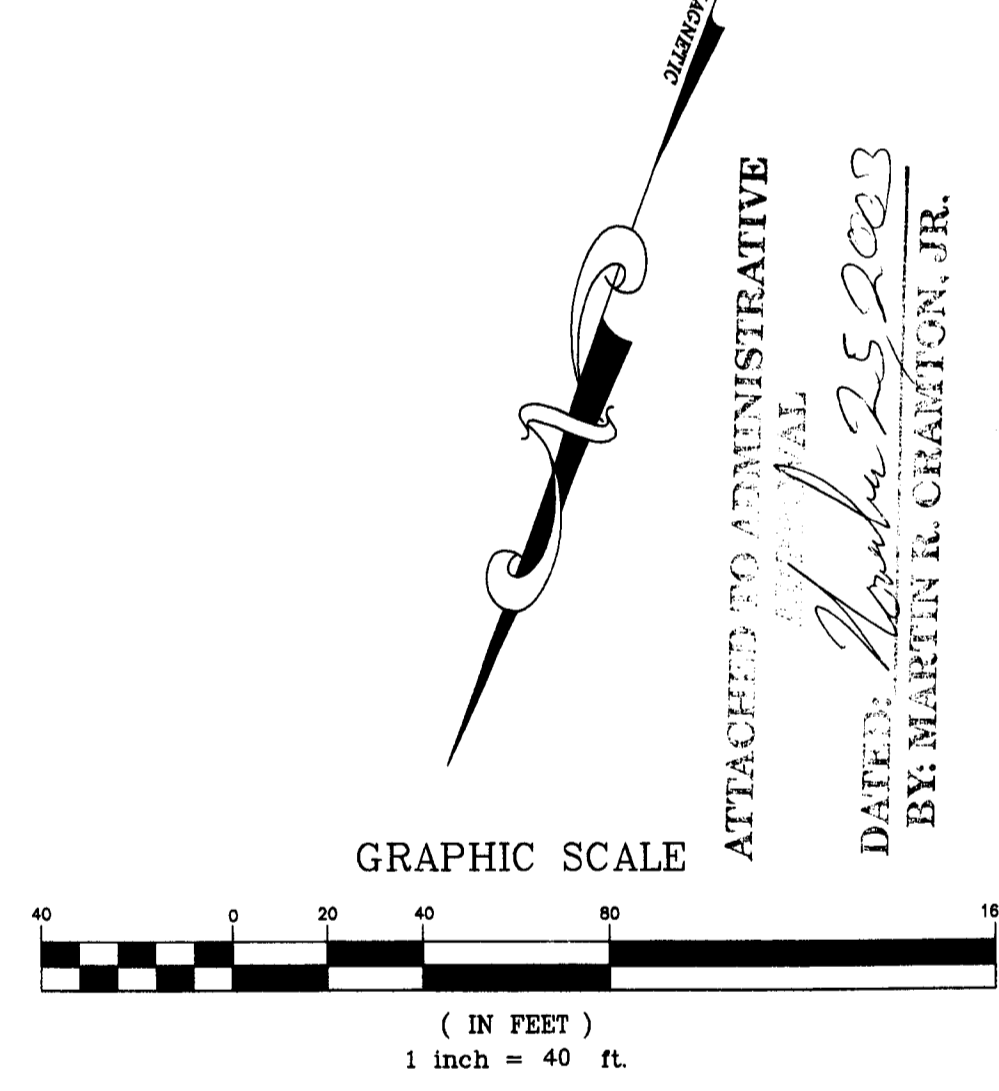
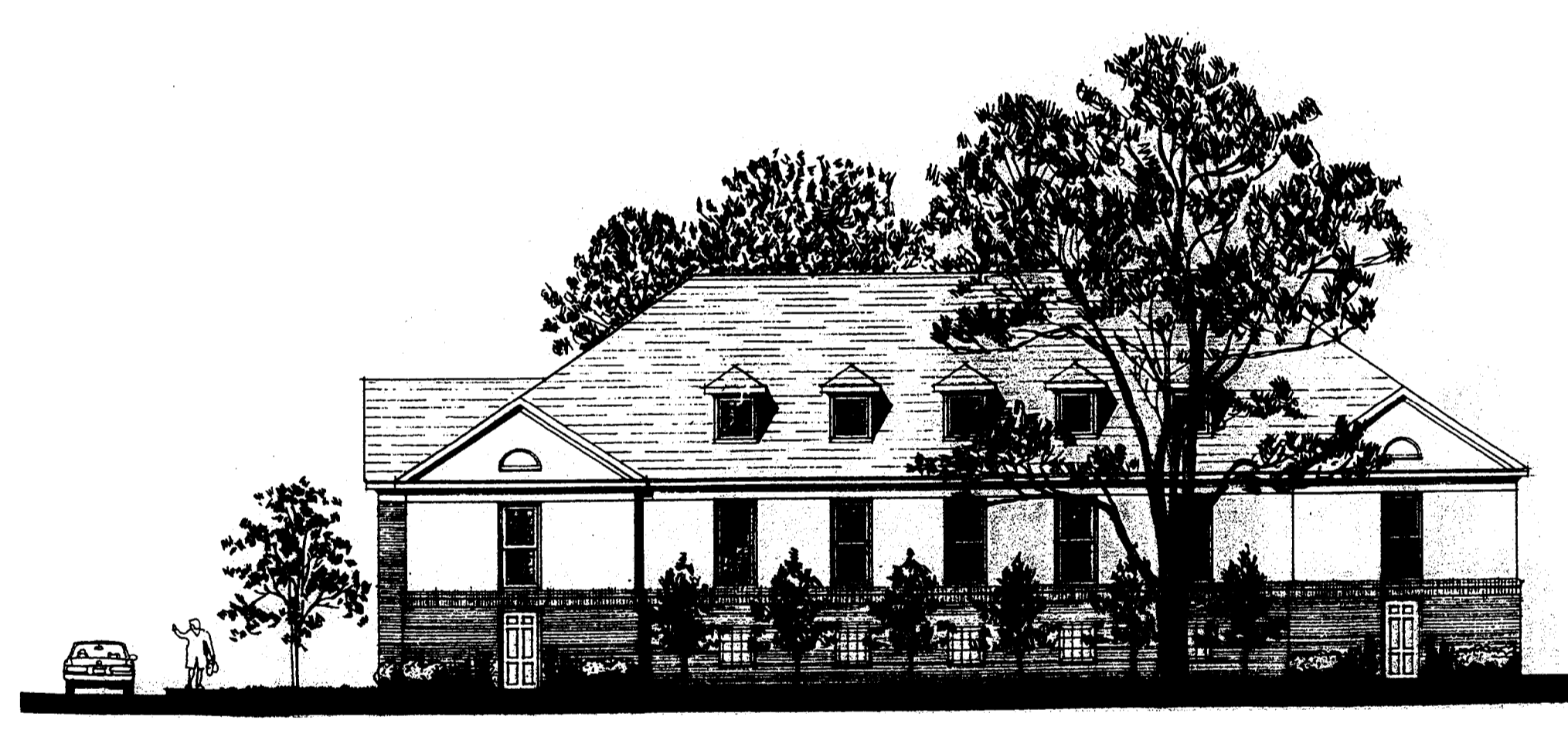
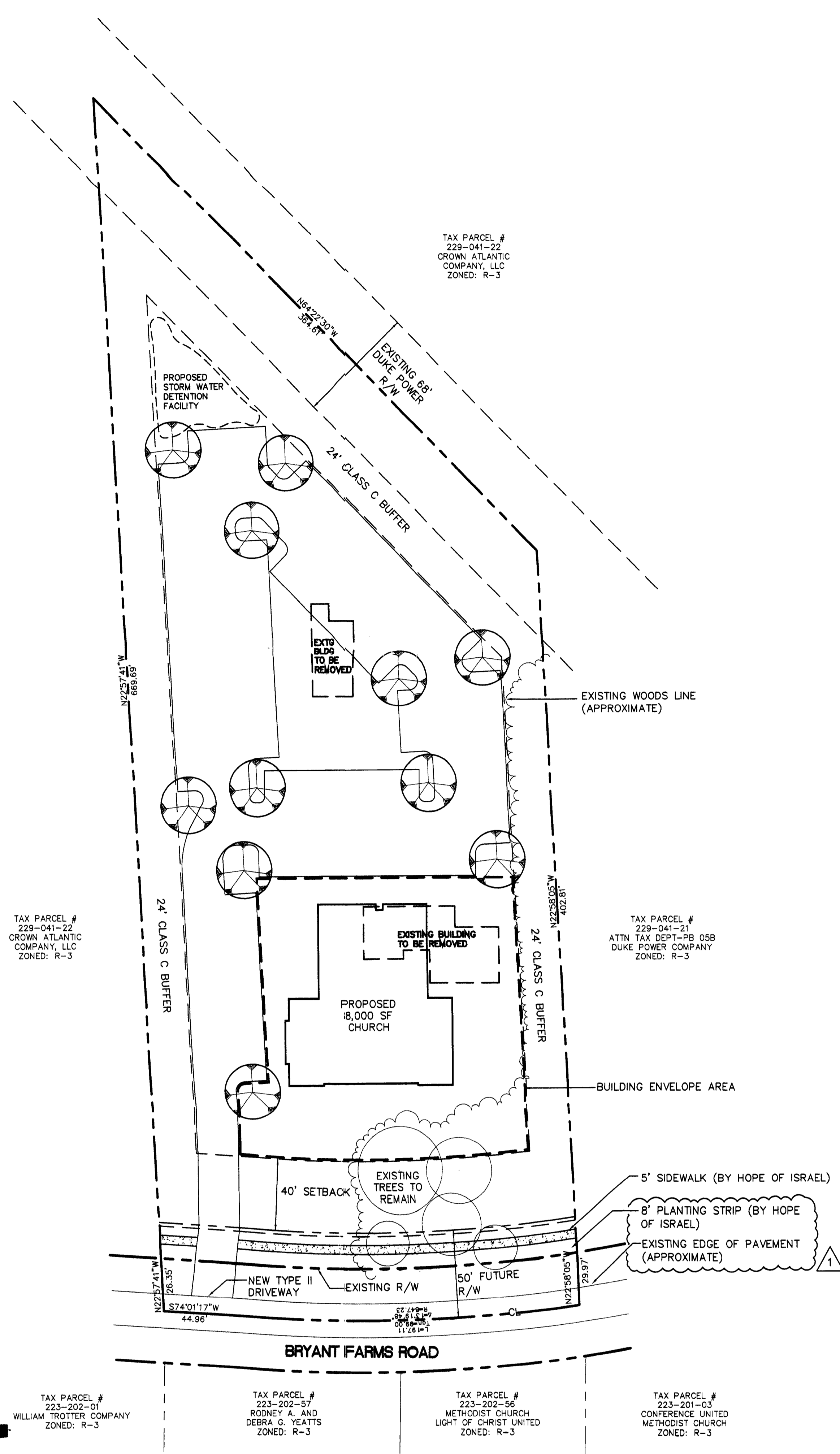
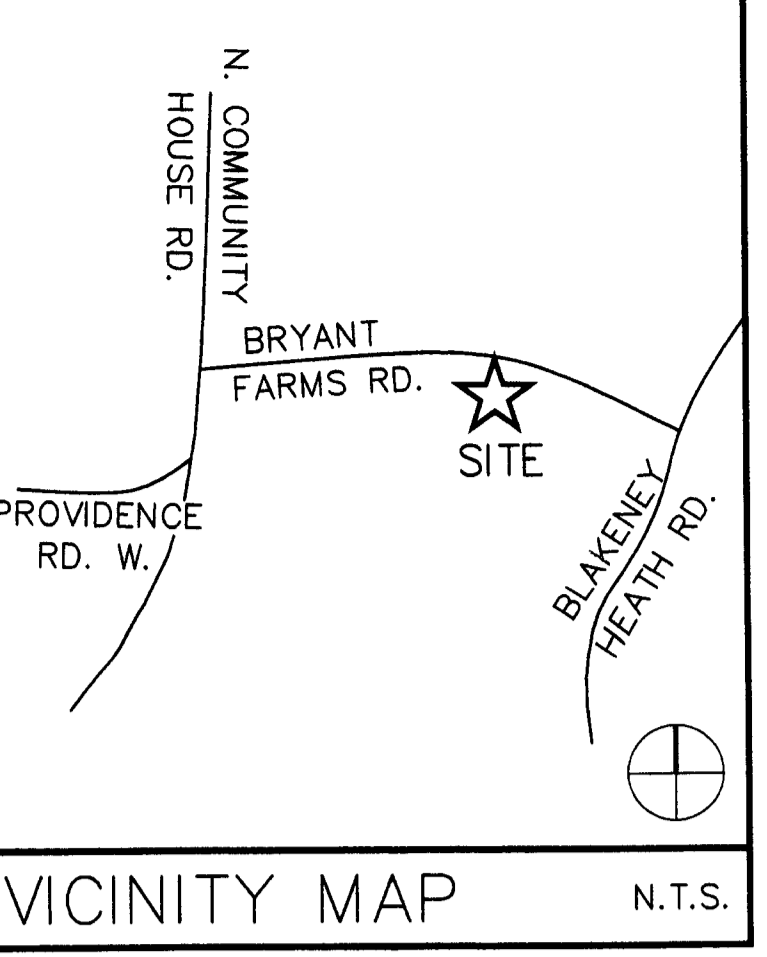
TAX PARCEL #: 229-041-15
 3.01 ACRES
 CURRENT ZONING: CONDITIONAL INSTITUTIONAL [INST (CD)]
 PROPOSED ZONING: ADMINISTRATIVE SITE PLAN AMENDMENT
 CURRENT USE: CHURCH CLUB
 PROPOSED USE: CHURCH/HOPE OF ISRAEL
 EXISTING RESIDENCE: ±3,500 SF
 (TO BE DEMOLISHED)
 PROPOSED BUILDING: 8,000 SF MAXIMUM
 PROPOSED PARKING: ±100 SPACES
 MAXIMUM HEIGHT: 35'

ADMINISTRATIVE CHANGE REQUEST:

THIS ADMINISTRATIVE AMENDMENT REQUEST IS TO CHANGE THE PROPOSED USE FROM A CHURCH CLUB TO A CHURCH WITH A MODIFIED DEVELOPMENT PROGRAM AS INDICATED ON THIS CONCEPTUAL SITE PLAN.
 THIS PROPOSED CONCEPTUAL REQUEST SHALL HAVE THE EFFECT OF SUPERCEDING THE REQUIREMENTS ASSOCIATED WITH THE LAST ADMINISTRATIVE SITE PLAN AMENDMENT DATED JUNE 26, 2003.

CONDITIONAL NOTES:

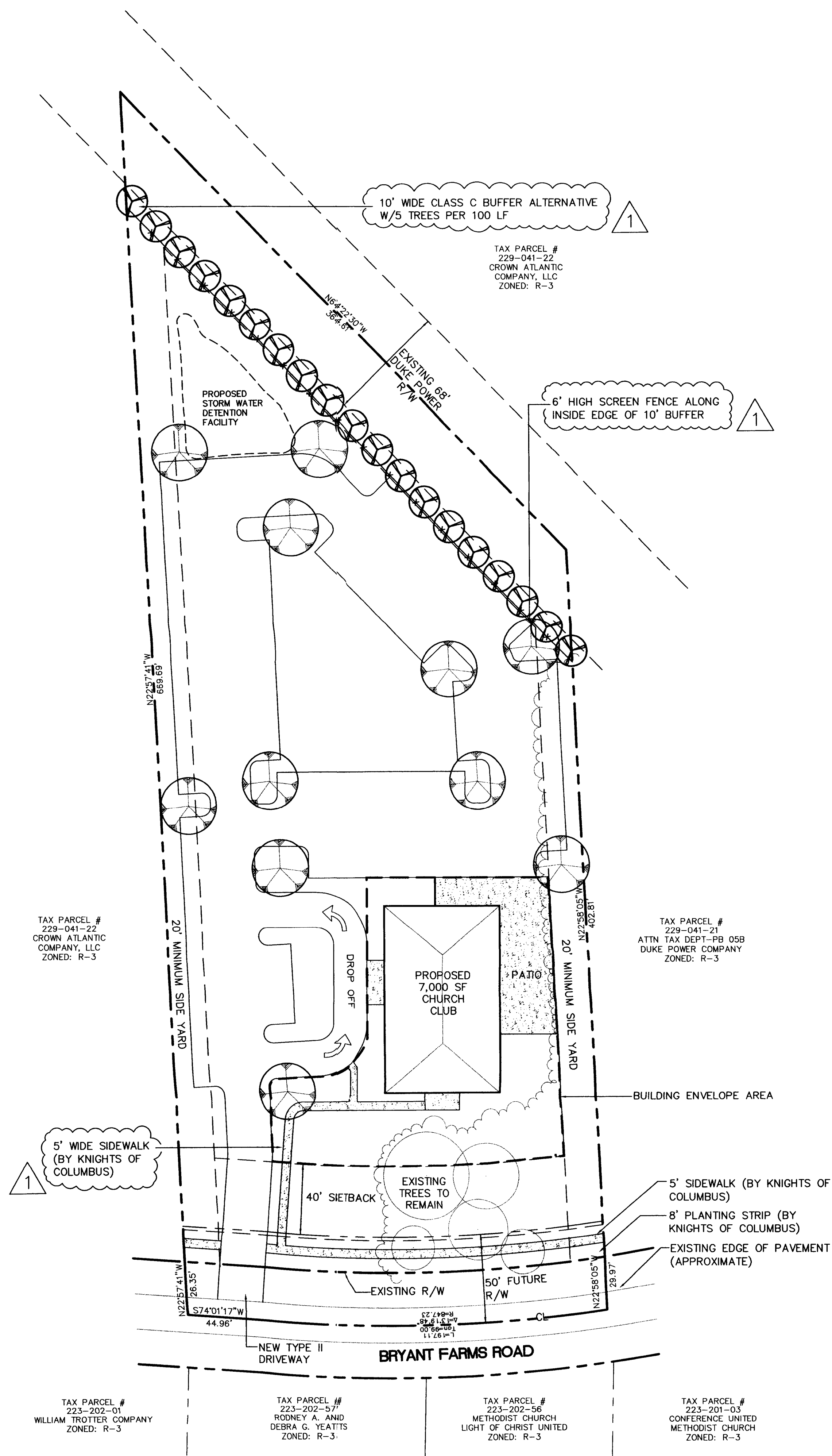
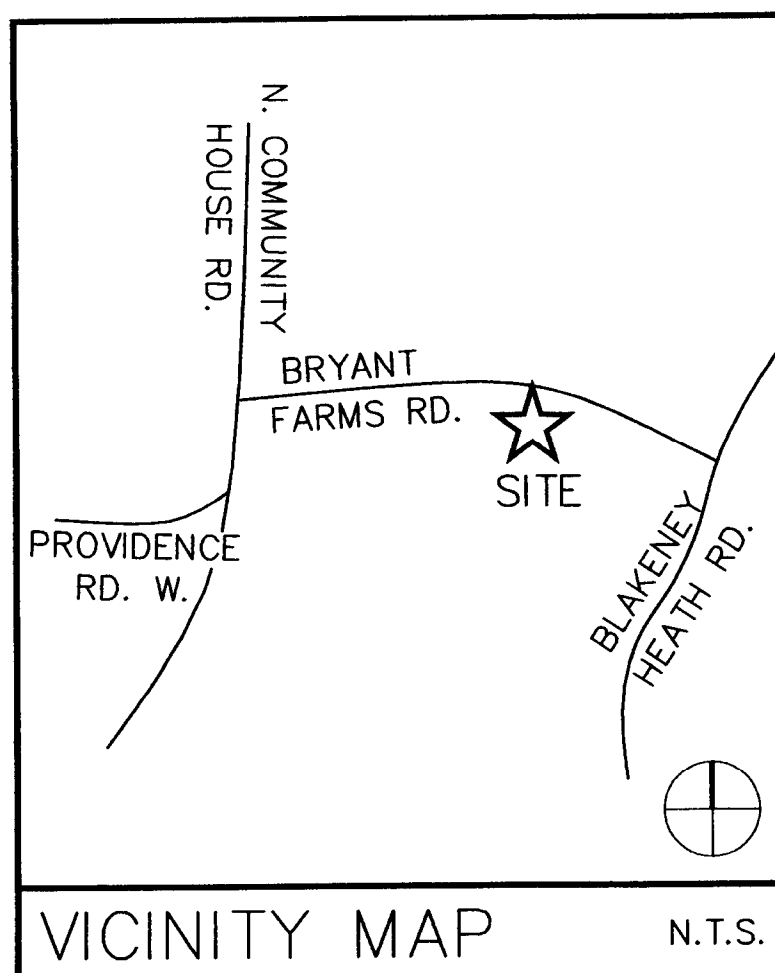
1. THIS PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED AND PREFERRED ARRANGEMENT OF NEW BUILDING AND PARKING/CIRCULATION AREAS. HOWEVER, MINOR MODIFICATIONS TO THE SHAPE AND ARRANGEMENT OF THE BUILDING LAYOUT, AS WELL AS PARKING AND CIRCULATION AREAS WILL BE PERMITTED. THE FINAL LAYOUT MAY INCLUDE A VEHICULAR DROP OFF WITH CANOPY ON THE EASTERLY SIDE OR REAR OF THE NEW BUILDING.
2. BUFFERS WILL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE FOR A 24 FOOT WIDE CLASS C BUFFER. SCREENING WILL ALSO COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. IF ZONING CHANGES OCCUR ON ADJACENT PROPERTIES, THE BUFFERS MAY NOT BE REQUIRED.
3. STORM DRAINAGE DESIGN AND STORM WATER DETENTION WILL BE DESIGNED IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS. NO DETENTION FACILITY SHALL BE ALLOWED IN THE BUFFER AREAS OR SETBACK.
4. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF STREET PARKING, SIGNAGE, TREE ORDINANCE.
5. NO DETACHED LIGHTING WILL BE ALLOWED WHICH IS IN EXCESS OF 10 FEET IN HEIGHT.
6. THE PROPOSED BUILDING EXTERIOR SHALL UTILIZE MASONRY MATERIALS. IT IS ANTICIPATED THAT A COMBINATION OF BRICK AND STUCCO WITH WOOD TRIM WILL BE USED (SEE ATTACHED ELEVATION). HOWEVER, A COMBINATION OF OTHER MASONRY MATERIALS MAY ALSO BE USED. AS INDICATED BY THE ELEVATION, THE BUILDING WILL BE DESIGNED WITH A PITCHED/HIPPED STYLE ROOF.



CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: November 25, 2003
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director
 SUBJECT: Administrative Approval for Petition No. 1999-103 by Columbus Club of South Charlotte.

Attached is a revised plan for the above rezoning petition. The plan has been revised to allow a minor shift in the future building location and incorporate building elevations. The building will not exceed the presently approved 8,000 square feet. Since this change is minor and does not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.
 Note: This site must meet all ordinance requirements.



SITE DEVELOPMENT DATA:

TAX PARCEL #: 229-041-15
 3.01 ACRES
 CURRENT ZONING: CONDITIONAL INSTITUTIONAL [INST (CD)]
 PROPOSED ZONING: ADMINISTRATIVE SITE PLAN AMENDMENT
 CURRENT USE: CHURCH / HOPE OF ISRAEL
 PROPOSED USE: CHURCH CLUB / KNIGHTS OF COLUMBUS
 EXISTING RESIDENCE: ±3,500 SF (TO BE DEMOLISHED)
 PROPOSED BUILDING: 7,000 SF MAXIMUM
 PROPOSED PARKING: ±123 SPACES
 MAXIMUM HEIGHT: 35'

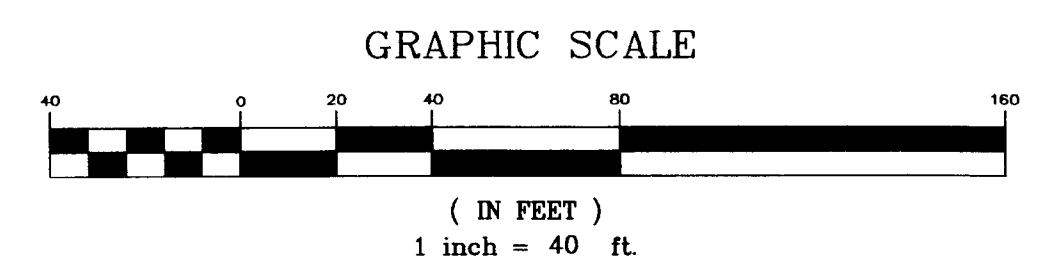
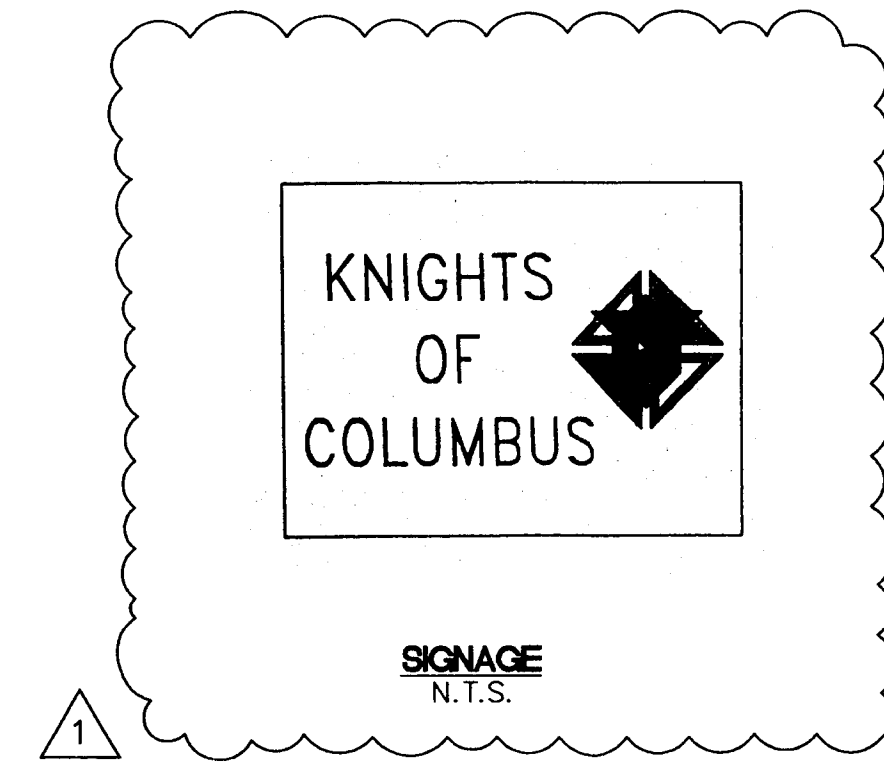
ADMINISTRATIVE CHANGE REQUEST:

THIS ADMINISTRATIVE AMENDMENT REQUEST IS TO CHANGE THE PROPOSED USE FROM A CHURCH FOR THE HOPE OF ISRAEL CONGREGATION TO CHURCH CLUB FOR THE KNIGHTS OF COLUMBUS WITH A MODIFIED DEVELOPMENT PROGRAM AS INDICATED ON THIS CONCEPTUAL SITE PLAN.

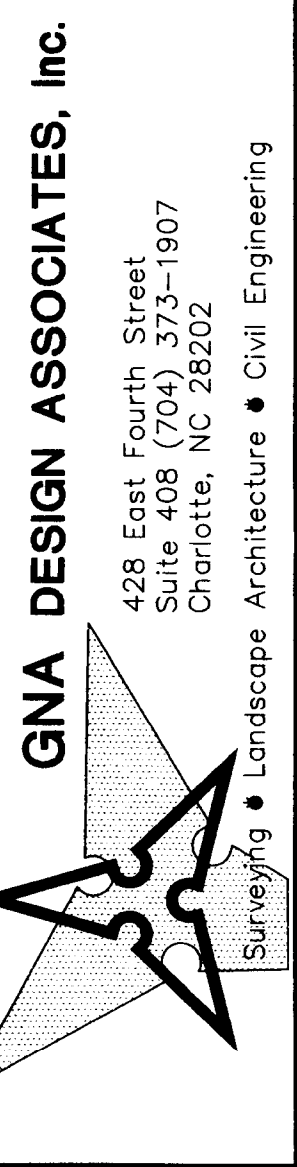
THIS PROPOSED CONCEPTUAL REQUEST SHALL HAVE THE EFFECT OF SUPERSADING THE REQUIREMENTS ASSOCIATED WITH THE LAST ADMINISTRATIVE SITE PLAN AMENDMENT DATED NOVEMBER 24, 2003.

CONDITIONAL NOTES:

1. THIS PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED AND PREFERRED ARRANGEMENT OF NEW BUILDING AND PARKING/CIRCULATION AREAS. HOWEVER, MINOR MODIFICATIONS TO THE SHAPE AND ARRANGEMENT OF THE BUILDING LAYOUT, AS WELL AS PARKING AND CIRCULATION AREAS WILL BE PERMITTED. THE FINAL LAYOUT MAY INCLUDE A VEHICULAR DROP OFF WITH CANOPY ON THE EASTERLY SIDE OR REAR OF THE NEW BUILDING.
2. SCREENING AND PARKING WILL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. STORM DRAINAGE DESIGN AND STORM WATER DETENTION WILL BE DESIGNED IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS. NO DETENTION FACILITY SHALL BE ALLOWED IN THE BUFFER AREAS OR SETBACK.
4. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF STREET PARKING, SIGNAGE, TREE ORDINANCE.
5. NO DETACHED LIGHTING WILL BE ALLOWED WHICH IS IN EXCESS OF 10 FEET IN HEIGHT.
6. THE PROPOSED BUILDING EXTERIOR SHALL UTILIZE MASONRY MATERIALS. IT IS ANTICIPATED THAT A COMBINATION OF BRICK WITH WOOD TRIM WILL BE USED (SEE ATTACHED ELEVATION). HOWEVER, A COMBINATION OF OTHER MASONRY MATERIALS MAY ALSO BE USED. AS INDICATED BY THE ELEVATION, THE BUILDING WILL BE DESIGNED WITH A PITCHED/HIPPED STYLE ROOF.
7. THE PETITIONER WILL CONSTRUCT A 5 FOOT SIDEWALK TO CONNECT THE NEW BUILDING TO THE PUBLIC SIDEWALK ALONG BRYANT FARMS ROAD.
8. THE PETITIONER WILL INSTALL A MONUMENT TYPE SIGN SIMILAR TO THAT SHOWN ON THIS SITE PLAN.



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 10/27/2004
 BY: DEBRA D. CAMPBELL



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PROJECT: KNIGHTS OF COLUMBUS ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST TO PETITION 99-103
 SHEET TITLE: CONCEPTUAL SITE PLAN

Project No. 56846
 Checked by TLH
 Drawn by PAB
 Date Drawn 08.30.04
 Revisions
 10.27.04 PER TIM MANES COMMENTS + REDUCED BUFFER
 Sheet 1 OF 1

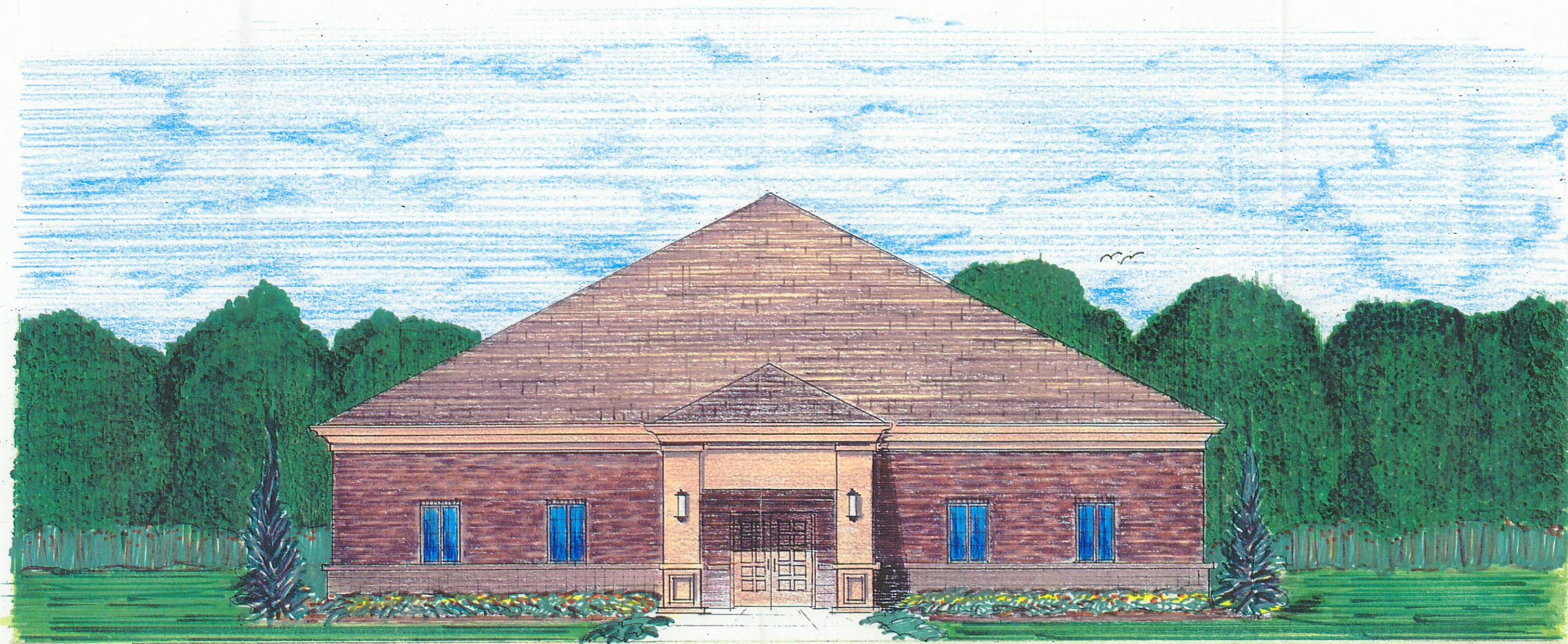
CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: October 27, 2004
 TO: Robert Brandon, Zoning Administrator
 FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 1999-103 by Columbus Club of South Charlotte.

Attached is a revised plan for the above rezoning petition. The plan has been revised to allow a minor shift in the future building location, incorporate building elevations and eliminate buffers. The building will not exceed the presently approved 7,000 square feet. Since these changes are minor and do not alter the intent of the original site plan, I am administratively approving this revised plan with elevations. Please use this revised plan and elevation when evaluating request for building permits and certificates of occupancy.

Note: This site must meet all other ordinance requirements.



Knights of Columbus • Metrolina Builders, Inc.

ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: October 27, 2004

BY: DEBRA L. CAMPBELL

99-103