

<b>REQUEST</b>	Current Zoning: R-5(HD-O), single family residential, historic district overlay Proposed Zoning: MUDD-O(HD-O), mixed use development district, optional, historic district overlay
<b>LOCATION</b>	Approximately 2.86 acres located at the intersection of Spruce Street, South Mint Street, and West Park Avenue and generally bounded on the north side by Wilmore Drive.
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the use of an existing church, development of a new sanctuary, administration building, and additional parking.
<b>Property Owner</b>	Greater Galilee Baptist Church
<b>Petitioner</b>	Greater Galilee Baptist Church
<b>Agent/Representative</b>	Shirley Fulton
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. A note has been added to indicate that large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using two or more various materials such as brick, other masonry products, stone, and/or glass windows.</li> <li>2. An eight-planting strip and six-foot sidewalk along the new parking lot along South Mint Street east of West Park Avenue has been added to the site plan.</li> <li>3. A note committing to move the relocated homes within the Wilmore Neighborhood has been added to the site plan.</li> <li>4. A note has been added that the building elevations included with this petition are conceptual and the Historic District Commission may, as a part of their approval, require more stringent and detailed building elevations than those shown in these conditional rezoning documents.</li> </ol>
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Walker /Lipton</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Walker /Lipton	Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Walker /Lipton										
Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker										
Nays:	None										
Absent:	None										
Recused:	None										

<b>ZONING COMMITTEE DISCUSSION</b>	<p>Staff reviewed the petition and noted that the outstanding site plan issues have been resolved. One Commissioner asked about the elevations shown and how that would address the Historic District Commission requirements for approval. Staff explained that the elevations are conceptual and the conditional notes for material and Historic District Commission approval may require more stringent details for approval would govern the elevations submitted for MUDD review. Staff also noted that the site would have to meet the MUDD requirements and Historic Commission requirements.</p> <p>Another Commissioner asked a question about on street parking along several streets that might hinder vehicle movements. CDOT explain that they would monitor the situation and if necessary sign and not allow on street parking along one side of the street.</p>
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A Commissioner asked about the optional request to allow the existing sidewalk to remain along Spruce Street and how we determine if it should remain. Staff explained that all optional requests are evaluated on a case by case analysis. On this petition staff felt that an eight-foot planting strip and six-foot sidewalk along the street would cause some of the existing and proposed parking to be removed.

There was no further discussion of this petition.

**STATEMENT OF CONSISTENCY**

This petition's proposed and existing sanctuary is found to be consistent with the *Central District Plan* and the accessory parking and office building is inconsistent with the plan but reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Walker).

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A proposed 16,186 square foot addition to an existing church.
- Reuse of an existing 3,210 square foot building for accessory office/administrative uses for the church.
- Development of additional parking for the principal and accessory uses.
- Elevations for the proposed church addition.
- Four existing structures totaling 13,546 square feet to be retained.
- A five-foot wall to screen parking along West Park Avenue and Spruce Street.
- Parking along other streets to be screened with shrubs.
- Eight-foot planting strip and six-foot sidewalk along West Park Avenue and South Mint Street.
- Details of the fence used for screening.
- Total of 99 off-street parking spaces provided.
- New street trees planted along a portion of Spruce Street.
- Several large trees to remain throughout the site.
- Three houses to be relocated in the Wilmore Neighborhood.
- Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using two or more various materials such as brick, other masonry products, stone, and/or glass windows.
- The optional requests to allow:
  - The existing five-foot sidewalks along Spruce Street to remain.
  - The existing parking spaces along the east side of Spruce Street to remain and encroach into the 14-foot setback.
  - The existing buildings along Spruce Street to maintain a setback of 13'.
  - The existing building wall along Spruce Street to be exempt from the street wall requirements for the percentage of windows and doors.
  - All existing and new buildings to be exempt from the clear window requirement and to allow stained/decorative glass.
  - The existing signage to be retained.
  - Parking between West Park Avenue and both the existing building and the proposed addition.
  - The existing church sanctuary building to encroach into the 14-foot setback.

**Public Plans and Policies**

- The *Central District Plan* (1993) recommends institutional and single family land uses on the subject parcels.
- The proposed sanctuary and main church building are consistent with the *Central District Plan*.
- The accessory office building and parking are inconsistent with the plan.

**STAFF RECOMMENDATION (Updated)**

Staff agrees with the recommendation of the Zoning Committee.

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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** No issues.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Pre-Hearing Staff Analysis

**Planner:** Solomon Fortune (704) 336-8326