

REQUEST	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
LOCATION	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.
SUMMARY OF PETITION	The petition proposes to allow the use of an existing church, development of a new sanctuary, administration building, and additional parking.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. The proposed sanctuary and main church building are consistent with the <i>Central District Plan</i> . The accessory office building and parking are inconsistent with the plan; however, plans frequently do not specify locations for institutional uses. The church and permitted accessory uses are compatible with the surrounding neighborhood and create an institutional campus that is appropriate for this location.
Property Owner	Greater Galilee Baptist Church
Petitioner	Greater Galilee Baptist Church
Agent/Representative	Shirley Fulton
COMMUNITY MEETING	Meeting is required and has been held. Report will be available online when received.

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.
- 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.
 - o The existing signage to be retained.
 - o Parking between West Park Avenue and both the existing building and the proposed addition.
 - o The existing church sanctuary building to encroach into the 14-foot setback.
 - **Rezoning History of the Subject Site**
 - Rezoning of the subject site was proposed under Petition 2008-158 for 2.76 acres. The petition included a church expansion, use of an existing administration building and parking.
 - City Council denied the rezoning request in December 2009.
 - Section 6.112 of the Zoning Ordinance states that if a rezoning has been denied, a petition for reclassification of property may not be resubmitted within two years. However, resubmission may be allowed if the City Council determines that one or more of the specified guidelines has been met.
 - Planning staff convened a group of leaders from the church and the Wilmore Neighborhood Association to discuss both the church expansion and the implementation of the Historic District Overlay for the Wilmore Neighborhood. This group worked with staff and a consultant to create a new conceptual design for the church property, consisting of a conceptual planning diagram and guiding principles.
 - Based on the new conceptual planning diagram, Greater Galilee Baptist Church requested that the City Council consider resubmission of a rezoning petition for their property in April 2010.
 - Council allowed the resubmission of a petition to rezone the Greater Galilee Baptist Church property based on the following substantial changes in conditions or circumstances:
 1. The new petition would include additional properties between Spruce Street and Mint Street but would not include the property at the corner of Wilmore Drive and West Park Street that was part of the earlier petition.
 2. The most intense development components (i.e. the sanctuary) would be relocated to the center of the site, away from single family housing and from Spruce Street.
 3. Vehicular parking and circulation would be moved to minimize impacts on the Wilmore neighborhood.
 4. Existing single family homes on the site would be relocated to other church-owned properties within the Wilmore neighborhood.
 - The new conceptual planning diagram and guiding principles are being used to assess the current rezoning petition.
 - The proposed development meets the requirements of the conceptual planning diagram and guiding principles that are provided with the agenda.
 - The Historic Commission District has reviewed the site plan and approved the conceptual layout of the site.
 - **Existing Zoning and Land Use**

The subject parcels are zoned R-5 and are occupied by several existing single family structures and a church. Properties to the north, south and west are zoned R-5 and developed with single family homes. The properties to the east are zoned B-2 and developed with commercial structures.
 - **Rezoning History in Area**

There have been two rezoning in the last five years. Petition 2001-099 (approved on May 2010) established the Wilmore Historic District overlay. Petition 2007-146 rezoned 0.13 acres located on the east side of South Mint Street to TOD-M(O) to allow residential, office and restaurant uses.
 - **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.
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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:** Requests the petitioner provide an eight-foot

planting strip and six-foot sidewalk along South Mint Street.

- **Vehicle Trip Generation:**
Current Zoning: 170 trips per day.
Proposed Zoning: 950 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** CMS does not comment on non-residential petitions.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Building on infill lot that scores high on *General Development Policies* for accessibility and connectivity.
 - Preserves several existing trees on the site.
 - Reuses several existing buildings on the site.
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OUTSTANDING ISSUES

- The petitioner should:
 - Add a note 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.
 - Show an eight-planting strip and six-foot sidewalk along the new parking lot along South Mint Street east of West Park Avenue.
 - Add a note committing to move the relocated homes within the Wilmore Neighborhood.
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Attachments Online at www.rezoning.org

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

Planner: Solomon Fortune (704) 336-8326