

<b>REQUEST</b>	Text amendment to Section 12.506 of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	The petition proposes to clarify the street classification onto which religious institutions can front in the residential zoning districts.
<b>PETITIONER</b>	Charlotte-Mecklenburg Planning Department
<b>AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by an unanimous vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Griffith).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second:	Griffith/Firestone
	Yeas:	Dodson, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle
	Nays:	None
	Absent:	Allen
	Recused:	None

**ZONING COMMITTEE DISCUSSION**

Staff presented a brief overview of the text amendment. A Commissioner noted a concern voiced at the public hearing that this might lead to additional development of large religious institutions in neighborhoods. Staff responded that this text amendment allows large religious institutions only on minor and major thoroughfares, and this is not changing. This amendment clarifies that medium size religious institutions may be located on a collector, minor, and major thoroughfare.

A Commissioner asked that the Zoning Ordinance assessment address the trend of small religious institutions evolving into medium size religious institutions. The growth impacts traffic, but does not require additional vehicular parking spaces, if the size of the main sanctuary is not changing.

**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**

- **Background**
  - The former member of the Zoning Board of Adjustment requested that the Zoning Ordinance be amended to clarify the street classification onto which a religious institution can front in the residential zoning districts.
  - Section 12.506 places religious institutions located in residential districts into three categories - small, medium and large - based on the number of seats. For each category, there are maximum floor area ratios (FAR) and street classification frontage requirements.

- **Proposed Request Details**
    - The text amendment contains the following provisions:
      - There are no changes to the standards.
      - The regulations related to street frontage have been rewritten to make the requirements clearer.
  - **Public Plans and Policies**
    - The petition is consistent with adopted policy.
  - **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.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:**
    - There is no site plan associated with this text amendment.
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**OUTSTANDING ISSUES**

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

- Application
- Pre-Hearing Staff Analysis
- 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

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