

REQUEST	Current Zoning: INST(CD), institutional, conditional district Proposed Zoning: INST(CD) SPA, institutional, conditional district, site plan amendment
LOCATION	Approximately 2.7 acres located on the southeast corner of the intersection at Rama Road and Sardis Road.
SUMMARY OF PETITION	The petition proposes to rezone the subject site to allow wedding receptions as a permitted use.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Michael T. Whitehead & Elizabeth M. Whitehead Michael T. Whitehead & Elizabeth M. Whitehead N/A
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the South District Plan and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Dodson).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. A 20 foot required Class C buffer has been shown on the plan. 2. The zoning of the surrounding properties has been listed on the site plan. 3. Existing trees being saved on the site have been identified on the site plan. 4. The requested 50 feet of right of way has been labeled and proposed for dedication. 5. The square footage of the existing structures has been listed on the plan. 6. Note # 12 on the site plan has been removed.
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VOTE	Motion/Second: Griffith/Phipps Yeas: Allen, Dodson, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION Staff reviewed the petition, noting the outstanding issues had been addressed. One Commissioner had a question about why the prohibition of weddings and receptions was requested on the previous rezoning. Staff responded stating, the neighbors had requested the original restriction of no weddings and receptions allowed on the subject property. The petitioner after talking with the adjacent property owners and neighborhood leaders throughout the process felt restriction could be removed. There was no further discussion of this petition.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**

The subject property was rezoned in 2005 (petition 2005-100) to allow the development of a conference and retreat center. The existing 4,059 square foot home was preserved and a 5,500 square foot new retreat center was permitted. As a part of the rezoning, weddings and wedding receptions were eliminated from the list of permitted uses.
 - **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Two existing structures, conference and residential structure.
 - Conditional note allowing weddings and receptions as an allowed use.
 - All other previous conditional notes from petition 2005-100 will still apply.
 - **Public Plans and Policies**
 - The *South District Plan* (1993), as amended by the 2005 rezoning, shows the subject property as institutional.
 - This petition is consistent with the *South District Plan*. Weddings and wedding receptions are acceptable activities in the institutional district.
 - **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 comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **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 comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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-Environment*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

Planner: Solomon Fortune (704) 336-8326