
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon the resolution of outstanding issues. This petition is consistent with the <i>South District Plan</i> .
PROPERTY OWNER	Michael T. Whitehead & Elizabeth M. Whitehead
PETITIONER	Michael T. Whitehead & Elizabeth M. Whitehead
AGENT/REPRESENTATIVE	N/A
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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.
 - **Existing Zoning and Land Use**

The subject property is currently occupied with a conference and retreat center. A single family subdivision and church are to the north in R-3 zoning, with additional subdivisions to the east in R-3 zoning. A townhome project is developed to the south in R-8MF(CD) zoning and Providence Day School is across Sardis Road to the west in R-3 zoning.
 - **Rezoning History in Area**

The most recent rezoning in the immediate area was in 2005 for the subject property. Prior to that, the subject property was petitioned for a rezoning to allow a funeral home in 2004.
 - **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.
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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:** The petitioner should:
 - Show and label the existing and future right of way from the center line for the Rama Road and Sardis Road as they are both existing major thoroughfares requiring 100 feet of right of way.
 - Convey 50 feet of right of way from the centerline in fee simple to meet the right-of-way requirement for both roads.
 - **Vehicle Trip Generation:**
Current Zoning: 143 trips per day.
Proposed Zoning: 143 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** The petitioner should:
 - Remove Note #8.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Show and provide 20 foot required Class C buffer adjacent to residentially zoned properties.
 2. Label zoning of surrounding properties.
 3. Show existing trees being saved on the site as referenced on the previous 2005-100 site plan.
 4. Address Transportation and Storm Water comments.
 5. Label square footage of the existing structures.
 6. Remove note number 12 on the site plan.
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Attachments Online at www.rezoning.org

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

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