

**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
Charlotte-Mecklenburg Government Center, **Innovation Station 8<sup>th</sup> Fl.**  
November 23, 2009  
12:00 P.M.

<p><b>Tom Drake</b></p>    <p><b>Protests Sufficient</b></p>	<p>1. <b>Petition No. 2008-158 by Greater Galilee Baptist Church</b> for a change in zoning of approximately 2.76 acres located between South Mint Street and Wilmore Drive adjacent to Spruce Street and West Park Avenue from R-5 to MUDD-O.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 3</p> <p><b>Update: The following outstanding issues have been addressed:</b></p> <ol style="list-style-type: none"> <li>1. The total square footage at build out will be 26,660 square feet.</li> <li>2. Tree Save Area had been labeled on the site plan.</li> <li>3. A note has been added that the height of the building will be 39 feet. The steeple will not be taller than 48 feet.</li> <li>4. Under the development data "Variations" has been changed to "Optional Requests".</li> <li>5. A note has been added that the new building will not be exempt from the street wall requirement for the side of the building along Spruce Street. A note has been added that the new building is exempt from the clear glass requirement but the building will utilize decorative glass.</li> <li>6. The correct Zoning has been added for parcels 11908233 and 11908207.</li> <li>7. The eight-foot planting strip and six-foot sidewalk along West Park Avenue have been shown on the site plan.</li> <li>8. Details have been provided for a screen wall along Spruce Street.</li> <li>9. The site plan will include a note that changes will be in accordance with Section 6.2 of the Zoning Ordinance.</li> <li>10. The optional request to allow buildings along the east side of Spruce Street to maintain existing setback has been removed from the site plan.</li> <li>11. Portions of the brick wall along Mint Street will be removed to meet sight distance requirements.</li> <li>12. A parking turnout will be constructed on the Spruce Street parking lot.</li> <li>13. Uses will be limited to religious facilities and accessory uses.</li> <li>14. Notes 6 and 7 under the "Optional Requests from MUDD Development Standards" have been relocated to the "Development Data" as they are not optional requests.</li> <li>15. The new sanctuary has a minimum 14-foot setback.</li> <li>16. Parking lot light fixtures shall be full cutoff style to minimize light pollution.</li> <li>17. A new fence section has been added showing a three-foot high brick portion of the wall and the remaining two feet to be wrought iron.</li> <li>18. "Note 7" has been modified as follows: The fifth house located next to the existing sanctuary will be moved if: the house is deemed fit for moving by the relocation company and/or inspectors; a suitable property can be found in the neighborhood; <del>and a funding source is available for moving that house.</del></li> </ol> <p><b>Update: The following notes have been added or modified:</b></p> <ol style="list-style-type: none"> <li>1. A note has been added that the two sanctuaries will not be used simultaneously.</li> <li>2. Four of the houses that will be removed from the petitioned site will be relocated in the Wilmore neighborhood. The fifth house will be moved if it is deemed fit and property can be found within the neighborhood.</li> </ol>
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	2. <b>December Zoning Committee Worksession</b> – Confirm the date for the December Zoning Committee Worksession currently scheduled for Wednesday, January 6, 2010 at 4:30 pm in Room 267.
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## December 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	<b>21 City Council Zoning Meeting</b>	22	23	<b>24 Holiday Closed</b>	<b>25 Christmas Closed</b>	26
27	28	29	30	31		

## January 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					<b>1 New Year's Closed</b>	2
3	4	5	<b>6 December ZC Worksession 4:30</b>	7	8	9
10	11	12	13	14	15	16
17	<b>18 MLK Day Closed</b>	<b>19 City Council Zoning Meeting</b>	20	21	22	23
24	25	26	<b>27 January ZC Worksession 4:30</b>	28	29	30
31						