

**ZONING COMMITTEE
RECOMMENDATION**
June 28, 2006

Rezoning Petition No. 2006 - 80

Property Owner: Peggy Ellis

Petitioner: Steele Creek Masonic Lodge

Location: Approximately 4.7 acres located on the east side of Steele Creek Road south of Huntington Meadow Lane.

Request: R-3, single-family to Inst(CD), institutional conditional district.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modification:

- The petition number will be added to the site plan.
- The petitioner will add storm water notes.
- The petitioner will add a note dedicating the SWIM buffer for greenway to Mecklenburg County prior to the issuance of a certificate of occupancy.
- A driveway will be added in front of the proposed building for a special event.

Vote:

Yeas:	Carter, Cooksey, Farman, Howard, Ratcliffe, and Sheild
Nays:	None
Absent:	Hughes

Summary of Petition

This request proposes to rezone 4.7 acres to institutional conditional district to allow a fraternal lodge with a maximum of 12,000 square feet of building area.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the request and noted that it is consistent with adopted plans and all outstanding site plan issues have been addressed.

Statement of Consistency

Commissioner Carter made a motion to find this petition consistent with adopted plans. Commissioner Farman seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Ratcliffe and seconded by Howard, the Zoning Committee unanimously recommended approval of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.