

**ZONING COMMITTEE
RECOMMENDATION
February 27, 2008**

Rezoning Petition No. 2008-003

Property Owner: Romanian Baptist Church of Charlotte

Petitioner: Romanian Baptist Church of Charlotte

Location: Approximately 3.83 acres located on the northeast corner of Faires Farm Road and Katherine Kiker Road

Center, Corridor, or Wedge: Wedge

Request: R-12(CD), single-family residential, conditional to Inst (CD), institutional, conditional

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

- Increase in building size from 5,800 square feet to 9,800 square feet
- Reduction in the number of parking spaces from 92 to 76.
- The petitioner must secure approval of the alternate buffer for the portion of required Class C buffer in conflict with the Duke Power right-of-way.

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Rosenburgh, and Sheild

Nays: None

Absent: Randolph

Summary of Petition

Proposal is to allow the conversion of an existing clubhouse site affiliated with the Faires Farm residential development to a church with related offices and ministry facilities. The site plan provides the following details:

- Provision of 76 parking spaces (at one space for every four seats)
- Removal of existing pool area to accommodate required parking and building expansion
- Provision of 50% tree save area
- Proposed five foot side walks connecting buildings and parking area to Faires Farm and Katherine Kiker Roads
- Provision of Class C buffers along north and east property lines

Zoning Committee Discussion/Rationale

Ms. Lyte-Graham reviewed the petition and development proposal, and noted the modifications to the plan since City Council public hearing, including an increase in building size from 5,800 square feet to 9,800 square feet; and, a reduction in the number of parking spaces from 92 to 76. Ms. Lyte-Graham noted outstanding issues pertaining to resolution of the conflict between the required buffer and Duke Power right-of-way, and a request from Mecklenburg County Park and Recreation Department for an easement on the parcel to the north (also owned by the church) for future neighborhood access to Back Creek Greenway.

The Committee suspended the rules to allow the petitioner's representative to speak. Pastor Livius Percy indicated a larger auditorium accommodating 500 seats was initially proposed, but the church decided to scale back to the facility. Pastor Percy stated that an existing sewer line limits the direction of expansion and described the proposed building expansion that would seat 300 more comfortably. Pastor Percy further explained that the Park and Recreation was supposed to submit a letter indicating withdrawal of the request for an easement on the property to the north, and that the church would consider selling the parcel to the county.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Johnson, the Zoning Committee unanimously found this petition to be consistent with the *Northeast District Plan* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Sheild and seconded by Commissioner Loflin, the Zoning Committee voted unanimously to recommend APPROVAL of this petition with modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.