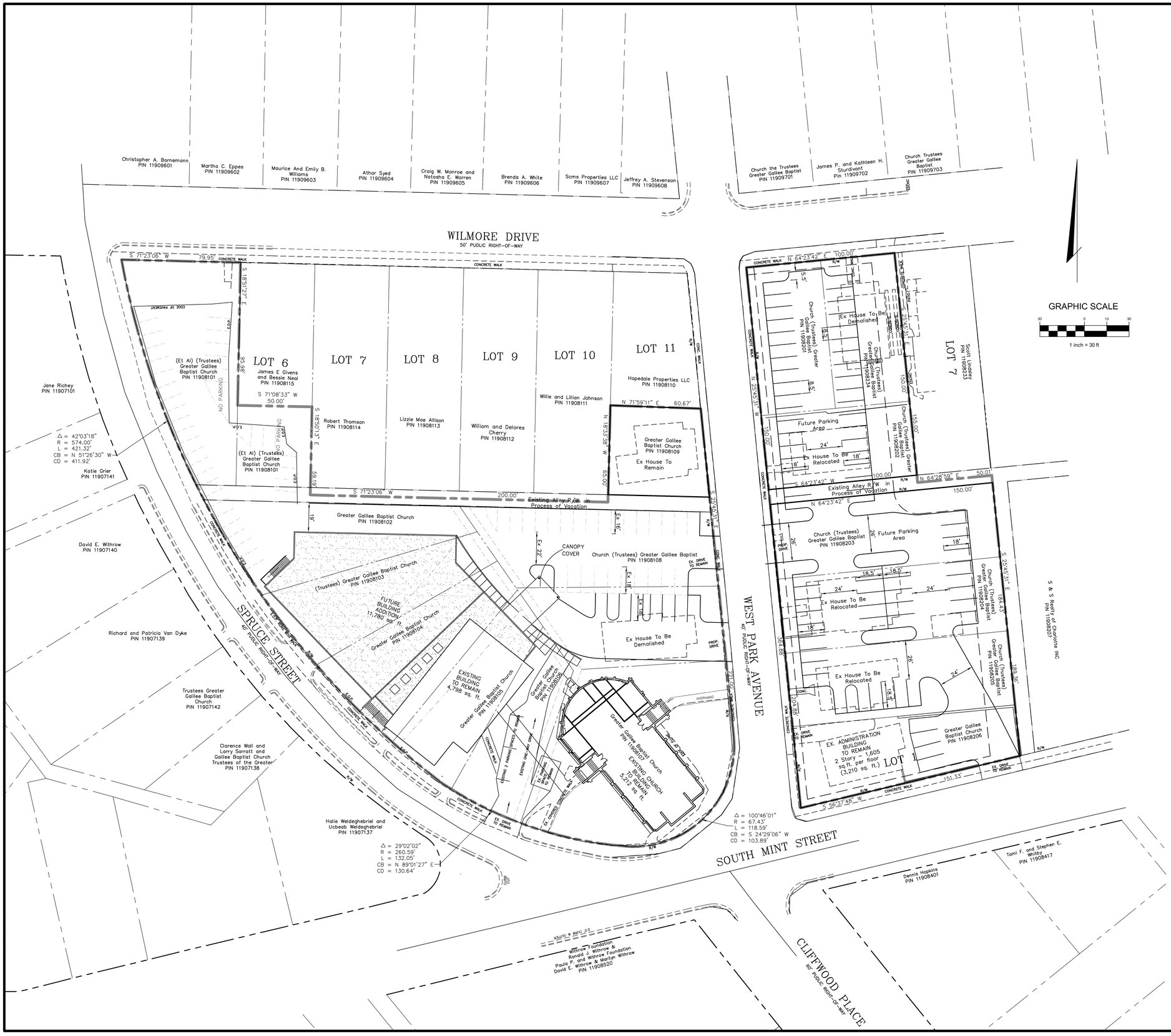

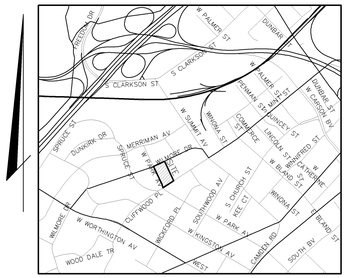

Development Data

Existing Zoning:	R-5
Proposed Zoning:	UR-C (CD)
Tax Parcel Nos.:	119-081-01, 119-081-02, 119-081-03, 119-081-04, 119-081-05, 119-081-06, 119-081-07, 119-081-08, 119-081-09, 119-082-01, 119-082-02, 119-082-03, 119-082-04, 119-082-05, 119-082-06, 119-082-34
Site Area:	2.76± Acres Total (1.72± West of Park Avenue, 1.04± East of Park Avenue)
Building Area at Future Buildout:	25,000 sq. ft. (Existing = 13,218 sq. ft.)

Conditional Notes for Petition 2008-158

The proposed zoning classification for the entire site is UR-C(CD) and the uses and development of the site will be limited to the function of supporting the mission of Greater Galilee Baptist Church.

Other uses allowed: General Office.

The site shall comply with the following sub-sections of Section 12.506 of City of Charlotte Zoning Ordinance. It is the intention of the section to allow uses that would be permitted as accessory to the church if those accessory uses were located on the same lot as the principal use.

The following standards will apply:

1) Primary vehicular access to the use shall not be provided by way of a residential local (Class VI) street.
2) Office and non-office accessory uses which are permitted in residential districts under these provisions shall meet the following requirements in addition to any other applicable requirements of these regulations;
   a) No merchandise or merchandise display window shall be visible from outside the building.
   b) Signage is per the Zoning Ordinance for the UR-C District;
   c) All parking shall be screened in accordance with Section 12.303; and
   d) Accessory uses shall meet the following requirements:
      1. Accessory uses shall be subordinate in area, extent, and purpose to the principal use.
      2. Except as noted above, accessory uses shall be governed by other provisions of these regulations for the underlying district. Where accessory uses such as televisions stations, radio stations, printing presses, or sports complexes are forbidden in association with non-religious uses, they shall also be forbidden in association with religious uses. This provision shall in no way restrict accessory use family life centers and multipurpose facilities, a part of whose function may include recreation and sports activities.

PARKING NOTE:
The exact alignments of driveways and number of parking spaces are subject to final design and engineering plans. Accordingly, modifications or alterations of these alignments may take place during design development and construction phases. Reason for modification may include, but not be limited to, utility design, storm water control, tree save, building changes, etc.

REVISIONS

MARK	DATE	DESCRIPTION

GREATER GALILEE BAPTIST CHURCH
501 W. Park Avenue
Charlotte, N.C. 28208
REZONING PETITION NUMBER : 2008-158

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
CONDITIONAL ZONING PLAN
FOR
GREATER GALILEE BAPTIST CHURCH
501 W. PARK AVENUE
AMENDED PETITION #2008-158

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Rd., Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
July 9, 2009

SCALE
1" = 30'

JOB NO.
2009-0717

SHEET
1