



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
INNOVATION STATION
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY – MAY 2, 2006 – 9:00 A.M.

REGULAR AGENDA

Upheld

Case no. 06-037 (APPEAL) – Pine Island Country Club – Kenneth McMichael – Tax Parcel Number 031-391-01, appealing the Zoning Administrator's decision that a maintenance facility is considered a service area and therefore is not required to meet the 100 foot distance separation from residences. **Code Section 9.203 (13)(b)** states that off-street parking and service areas and outdoor recreational facilities will be separated by a Class C buffer from any adjacent property located in a residential zoning district or used for residential purposes. However, outdoor recreational facilities and associated parking located on a lot within a planned development shall provide a Class C buffer only along the portion of the lot which forms part of the external boundary of the planned development. **Code Section 9.203 (13)(c)** states that no outdoor recreation facilities such as swimming pools, tennis courts, picnic shelters, etc. shall be located within 100 feet of any lot located in a residential district or adjoining residential use. However, outdoor recreational facilities located on a lot within the interior portion of a planned development may be located a minimum of 20 feet from an adjacent lot within the planned development, but must maintain a 100-foot separation from the external project boundaries of the planned development when abutting a residential zoning district or residential use; and for all outdoor recreational facilities not in a planned development, all outdoor lighting will be screened in such a way that the source can not be seen from any adjacent property.

~ THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA. ~

City of Charlotte will comply with the American Disabilities Act (ADA), which prohibits discrimination on the basis of disability. Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format because of a disability please contact the Clerk to the Charlotte Zoning Board of Adjustment, (704) 336-3818 or lbell@ci.charlotte.nc.us, at least 72 hours prior to the meeting.
