

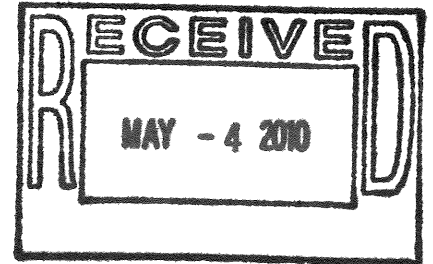
**THE ROCK**  
WORSHIP CENTER  
Church of God In Christ

1113 Fordham Road • Charlotte, NC 28208  
704.358.4167 • [www.rockworshipcenter.org](http://www.rockworshipcenter.org)  
Frank Jacobs, Senior Pastor

## Rezoning Meeting

April 22, 2010  
Minutes

PET. NO 2010-32



Meeting started with Prayer by Pastor Jacobs

Welcome

Dinner was served

### Why Rezoning Now?

The reason why the Rock built a parking lot was because of the membership growth. There was an existing parking lot unpaved with woods surrounding the area across the street of the sanctuary. Pastor Jacobs informed the congregation that he did not want them to park and walk in the mud or be uncomfortable just to attend service on Sunday. Pastor Jacobs wanted the congregation to have a place to park their cars/trucks in a safe environment. Because of the rapid growth of the church, it was necessary to give the parking lot a face lift and accommodate the members/guests to avoid a decrease in membership due to limited parking.

### Our Progression

Pastor elaborated on the growth of the church. He informed the guest that the church is progressing (growing) since the birth of the church. The growth pattern was from 2004 with 9 members through 2010 with 612 active families. The rapidly growth created a problem for the church in the parking areas. The problem continued because of the growth of the youth department, the overage of members that continued to join consistently, and guests that attended each service on a weekly basis.

Pastor Jacobs shared with the invitees the various parking lot steps/process that took place. A unified review from several departments took place from the city that required the Rock to take out permits to start the Parking Lot project. The church complied and took out the necessary permits to start the process. The church received from the city approval in writing to begin the construction of the parking lot. Throughout the project, the necessary permits were given from the city their stamp of approval. Eventually, the parking lot project was completed. The congregation and guests began to park on the finished parking lot. Soon after completion, Pastor Jacobs received a letter from the city that the parking lot should have never been approved or built because of its location across the street. Pastor reiterated that the church did not take any actions towards building until after permission through approved permits was given from the city. The city omitted that an error was made on their behalf, but rezoning would have to take place to correct the situation. The purpose of this meeting is to be in compliance with the city request.

### **Dates**

February 20	Complete Storm Water Review
March 3	Checklist Review Complete CDOT-OK
March 11	Revisions
March 13	Revisions and Contact Dev to pickup plans
April 20 <sup>th</sup>	Zoning Review
April 25	Revisions
May 1 <sup>st</sup>	Urban Forestry Review
May 5	Engineering Review
May 5	Driveway Review
May 7	Plan Review Coordinator complete
May 7	Plan Collection Fee Calculation
May 11 <sup>th</sup>	Received green light to start building with the city
May 12	Project Acknowledge Complete
May 12	Urban Forestry Inspection/Site Inspector Inspection complete
May 31 <sup>st</sup>	Letter went out to the community explaining the growth of the church and apologizing for the inconvenience to the neighborhood
June 15 <sup>th</sup>	Completed the parking lot project and members began to park
July 14 <sup>th</sup>	Received a letter from the city stated that the Rock was out of compliance with the city because a parking lot was not built on the side of the church. It needed to be continuous not across the street

### **Our Steps**

Pastor Jacobs, First Lady Jacobs, GATC Contractor, and Deacon Jones met with the city's staff. Pastor explained to the city that the church did not move forward until after approval was given in writing. After meeting with the city on several occasions, Pastor Jacobs agreed and submitted a rezoning application with appropriate fees to comply with the request.

### **Questions and Answers:**

- An invitee wanted to know if whether all permits were approved prior to the construction of the parking lot? Pastor Jacobs reply yes.
- Have anyone ever got in contact with the previous owners of the building asking how they obtained a parking lot across the street when the church originally was built years ago? Pastor Jacobs reply no.
- In reference to the changing of the zoning, does Pastor know if the city is going to raise the tax value of the individuals' housing in proximity of the church? The invitee concerned was historically. He stated that this area is close to uptown and it is a prime area. Others might want to come in and make it commercially. What effect would it have on the home owners in the community if the city decides if the community agrees to the rezoning that their property would be in jeopardy?

Pastor responded that he does not know what the intention of the city, but the value of the church has increased since the parking lot has been built.

Pastor also stated that we spent \$11,000 in permits. The rezoning application was \$5,000.

- **What is the next request or demand from the city after this meeting?**

Pastor Jacobs responded that the first request was for the Rock to hold a meeting with the neighborhood and surrounding businesses.

Pastor said that we will comply with the city and do the right thing and hope that we get positive results.

- **In building the parking lot and rezoning, where does the rezoning begins and ends?**

Pastor Jacobs stated that the rezoning will end at the property line of the church and parking lot.

- Comments were made by three guests that they felt that the City was trying to gain financially. They believed that the church should be allowed to increase the property value by building the community.
- Pastor Jacobs said the goal is to try diplomacy and try to comply first.
- One individual shared that he had to go through similar experience with the city to build his church. He had to talk to the councilman to receive resolution to the problem. He said God was looking over his situation.
- One individual stated that he is proud of the new parking lot at the corner of his neighborhood. The parking lot is a positive asset at the corner of Fordham Road. He encouraged the pastor to keep his head up and keep moving forward.
- A gentleman stated that if he had more time he could have made others aware of this meeting.
- Pastor shared that we sent out letters from the list the city gave us.

Deacon Jones shared with the invitees that the public meeting was changed to June 21<sup>st</sup>. If individuals want to be on the agenda, you have to be on the list. We will send out letters to notify the neighbors if they want to attend.

Bishop Gause closed the meeting with a prayer.

Meeting adjourned.



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May 31, 2009

Greeting Neighbors,

My name is Frank Jacobs and I am Senior Pastor of the Rock Worship Center Church of God in Christ. I am writing you to introduce our church to you and to let you know of some changes at our church that may slightly impact the community.

The Rock Worship Center was founded in November 2004. We started the church with only 8 people. To date, the church has grown and over 1000 people have joined in the last 4.5 years. Lives in this neighborhood are being changed forever. If you do not have a church home, I would love for you to come and visit "The Rock." Our Praise team is also, outstanding. Come see for yourself.

The growth of our church has caused us to do a few things.

- We started a children's church the same time as our 11:00 AM service. This children's church is sectioned in classes based on age. Each child is taught at their level and then joins the other youth in the youth sanctuary for youth praise and worship and to hear one of the youth pastors give a sermonette weekly. This also allows you, the parent, to be able to worship without trying to keep your children quiet. I know since my wife and I have 5 children under the age of 11.
- We started a second service. Therefore the church now has an 8:30 Pastoral Teaching hour and an 11:00 AM traditional Church of God in Christ main service.

Now about some changes to the church that may impact the community:

Currently, we are in the process of completing our Phase II project. This project included significant upgrades to the physical structure of the church and constructing a new parking lot. We are currently in the process of constructing the parking lot; therefore, members and visitors cannot park in the existing lot until we finish it. With that said, we have contracted with the YMCA to park there on Sundays and shuttle down to the church (just until June 30 when we should have the parking lot completed).

We have instructed our members and visitors to park in the YMCA lot but some are still parking all around the church, up the street, and around the corners. I wanted to apologize for any inconvenience the construction of the parking lot may cause. Once completed, it will have more positive community impact like increasing property values. However, I still wanted to extend courtesy to you all as our neighbors through this letter to apologize for any inconvenience. We want you to know that The Rock Worship Center is your church too – It is the Community Church. Please feel free to contact us if you have any questions or concerns at 704-358-4167.

Thank you, God Bless you and I look forward to meeting you one day. When you do visit, please come up to me and let me know that you came from the community.

Pastor Jacobs



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April 12, 2010

Greeting Neighbors,

My name is Frank Jacobs and I am Senior Pastor of the Rock Worship Center Church of God in Christ. On May 31, 2009 I wrote you a letter (that I have also attached) explaining some changes that would take place with our church. I explained that we were in Phase II of our renovation project which included the improvement of our existing parking lot. Upon completion of the Parking lot, the City of Charlotte informed us that we needed to get the parking lot re-zoned. I must admit, this was a surprise to us as we had already secured the proper approvals to build the parking lot. Nonetheless, we are in the process of re-zoning right now.

I would like to invite you to come to a free church dinner-meeting where I will discuss the parking lot as well as what I believe God has called our church to accomplish in this community. The date will be on Thursday, April 22, 2010 at 7 p.m. I would much appreciate it if you will RSVP to 704-358-4167 by Sunday, April 18, 2010 so that we have enough food for everyone. I would really appreciate it if you could come and discuss our community with me. I look forward to hearing from you.

Pastor Jacobs  
Sr. Pastor  
Rock Worship Center COGIC

Rock Worship Center COGIC  
Rezoning Community Meeting

April 22, 2010

Sign Up Sheet

NAMES	TELEPHONE NUMBERS/ADDRESSES	EMAILS
Edith Harris	704 376 4460	
James R. Lee	704 376 0758	
Thomas A. Williams	704-896-9987 1243 West Blvd Charlotte, NC 28208	Greater Mt-Sinai TAWill; 49@Bellsouth.net
CAROL Holsby	704-342-3084 1144 Skyview Rd	Westover Hills
Emma Nicholas	704 376-3213 1348 Bethel Rd	West over Hills
Emma Hall	704-332-0439 1319 Bethel Rd.	West over Hills
Dorothy Montgomery	704 332-4074 1315 Bethel RD	"
Frances Stank	1233 Bethel Rd	" 704-375-4756
Demond House	1114 Fordham Rd	704-342-0535
Sandra A. Adwell	313 Esplanade St. 28208	704-605-5841
Frank Coe	1118 Beecher Rd	704.372.7320
Carl Williams	704 376-0758	