

Monday June 6, 2011

Greater Galilee Baptist Church
Rezoning petition 2011-048

7:00 pm

The Community Meeting for rezoning petition 2011-048 was held as a part of the monthly Wilmore Neighborhood Association meeting at the Wilmore Community Center on June 6, 2011 at 7:00 pm. After conducting neighborhood business the association president, Curtis Watkins, called on Dexter Sneed from Greater Galilee Baptist Church to provide an update on church issues. Mr. Sneed reviewed upcoming events and mentioned that the church is once again going through the rezoning process. He introduced Tammie Keplinger from the Charlotte-Mecklenburg Planning Department to talk about the rezoning.

Ms. Keplinger reviewed the rezoning history of the church and the associated parking lot on Spruce Street. In 2010, a development guide for the church properties was the result of many meetings between church leaders, neighborhood leaders, planning staff and a planning consultant. The church applied for and received a rezoning to MUDD-O for the properties based on the details and site plans associated with the development guide.

Ms. Keplinger noted that in working with the church, the citizens and the consultant, staff viewed the church properties as a campus and not as individual sites. When the individual parking lot on Spruce Street came in for permitting, it was noted that a standalone parking lot is not a permitted use in the MUDD-O zoning district. Ms. Keplinger indicated that neither the church nor their consultants were responsible for this oversight and that the Planning staff was taking responsibility. She continued that in order to correct the problem, the property needed to be rezoned to UR-C (CD).

Ms. Keplinger noted that the parking lot site plan for the UR-C (CD) rezoning will be exactly the same as the one approved in 2010. The only changes will be that the "zoning" will be changed from "MUDD-O" to "UR-C (CD)". The parking lot, the access, the landscaping will all remain the same.

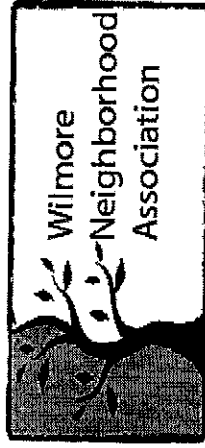
One attendee asked if both of the parking lots were being rezoned. Ms. Keplinger replied that the parking lot on West Park is associated with the administrative building and is allowed in the MUDD-O district. So only the parking lot on Spruce needs to be rezoned. Another citizen inquired as to the difference between the two zoning districts. Ms. Keplinger responded that, in this case, the only difference is that the UR-C (CD) allows a free standing parking lot where the MUDD-O does not.

Ms. Keplinger reviewed the dates for the City Council public hearing and the Zoning Committee Work Session. Brian Walker stated that everything is staying the same and that this rezoning is just a technicality.

There was no further discussion on this matter.

Wilmore Community Meeting Sign-In Sheet
Monday, June 6, 2011

Wilmore Neighborhood Association, Inc.
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Tonnie Keplinger	704-336-5967	City Planning		
Greg Hartley	704-548-0337		ghartley@emht.com	
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