

2017-671

Mount Moriah Missionary Baptist Church

2017-671



11/03/17 1 in = 70 ft

Subject Properties

Mount Moriah Missionary Baptist Church

TAX PARCEL NUMBER	21502110, 21502111, 21502165, 21502115
PROPERTY ADDRESSES	305, 381, 403, 407 Crestdale Road, 617 Matthews Chapel Road
EXISTING ZONING	C/C (Old)
PROPOSED ZONING	C/C (New)
EXISTING USE	Religious Institution
PROPOSED USE	Religious Institution, Rental Homes, and Assisted Living Facility
SITE AREA	11.024 Acres
MAXIMUM BUILDING AREA	N/A
MAXIMUM BUILDING HEIGHT	50 ft
REQUIRED PARKING:	*See Below
PARKING PROVIDED	158
MINIMUM FRONT SETBACK	40 ft
BUILD-TO LINE	N/A
MINIMUM SIDE YARD	20 ft
MINIMUM REAR YARD	30 ft
TREE CANOPY	15% save

Conditional Notes:

Parking Requirements: Chapter 155.607.7

Churches and Places of Worship, and related uses	1 space per 20 seats or 2% of site parking	One space per four (4) floor seats in largest assembly room or area, or for each bedroom (20) units of floor space, setting in largest assembly room or area, or for each living (20) square foot of floor area available for the accommodation of assembly seats in the largest assembly room or area (2) spaces per each one hundred (100) square feet of gross floor area, whichever is needed by the facility.
Dwelling, duplex or town-family	N/A	Two (2) spaces per dwelling unit
Group Home, Family Care Home, Adult Care Home, Workday Residential	1 per five persons	One (1) per wheelchair, plus one (1) per 3 (3) adult residents

LIGHTING: Any new lighting, detached or attached constructed on the Site will comply with the ordinance.

AMENDMENTS TO THE REZONING PLAN: Future amendments to the Rezoning Plan (which includes these development standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

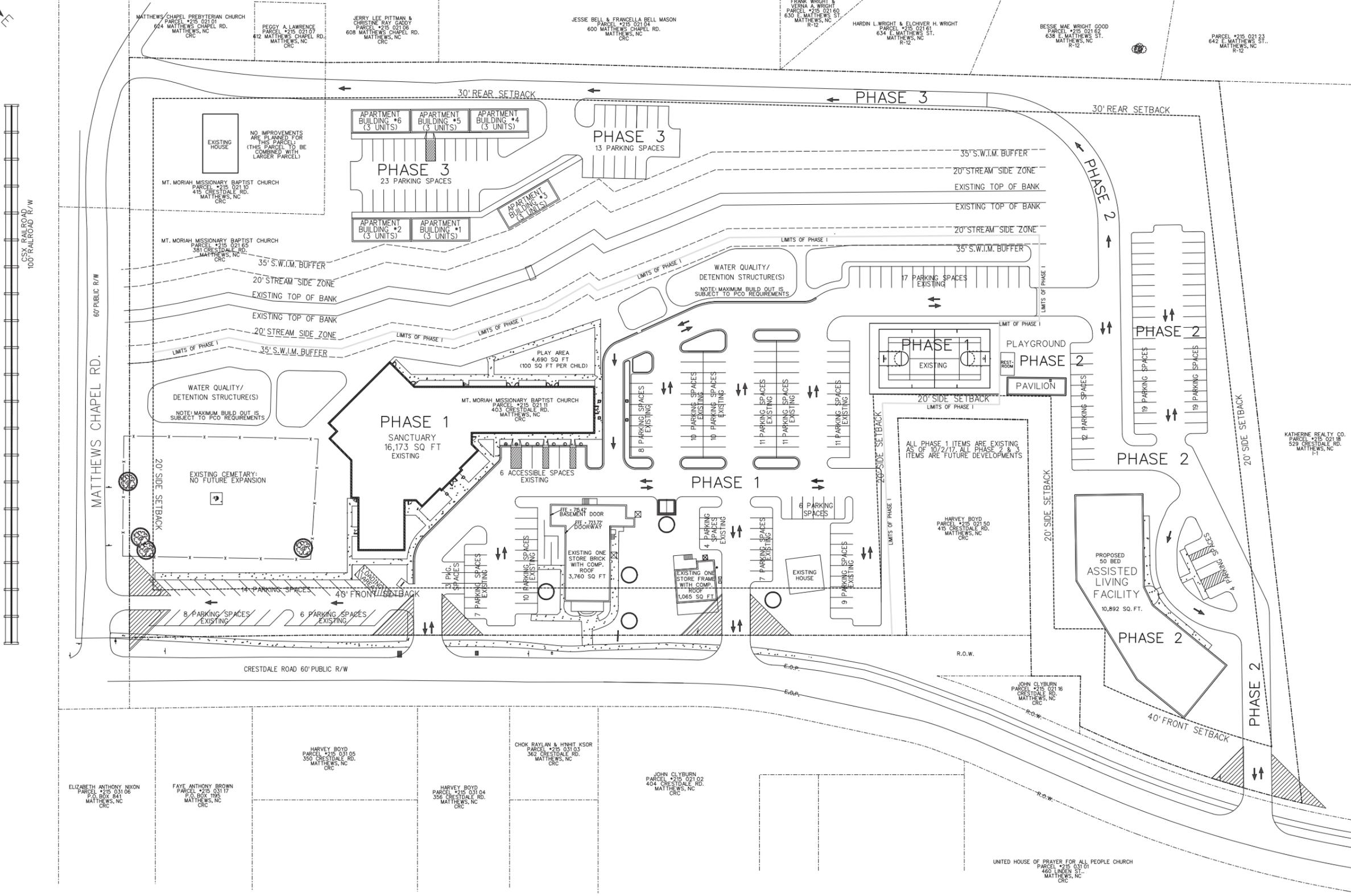
BINDING EFFECT OF THE REZONING APPLICATION: If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.





NOTE
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UPDATED MASTER PLAN FOR MT. MORIAH BAPTIST CHURCH MATTHEWS, MECKLENBURG COUNTY, NC



60' PUBLIC R/W
100 RAILROAD R/W
E. CHARLES STREET
MATTHEWS CHAPEL RD.
CRESDALE ROAD 60' PUBLIC R/W

JAMES EDWARD CLAY & WILLIAM FRANKLIN JACKSON
PARCEL #215 04114
606 E. CHARLES ST.
MATTHEWS, NC
CRC

GARY ROSEMAN & LISA ROSEMAN
PARCEL #215 04113
606 E. CHARLES ST.
MATTHEWS, NC
CRC

LAWRENCE SCOTT PHARR
PARCEL #215 04112
614 E. CHARLES ST.
MATTHEWS, NC
CRC

LAWRENCE SCOTT PHARR
PARCEL #215 04112
614 E. CHARLES ST.
MATTHEWS, NC
CRC

TANDRA L. M. WRIGHT
PARCEL #215 04134
628 E. CHARLES ST.
MATTHEWS, NC
CRC

KATIE P. WRIGHT
PARCEL #215 04135
624 E. CHARLES ST.
MATTHEWS, NC
CRC

ADDIE DELORES DIXON
PARCEL #215 04135
700 E. CHARLES ST.
MATTHEWS, NC
CRC

MATTHEWS CHAPEL PRESBYTERIAN CHURCH
PARCEL #215 02101
624 MATTHEWS CHAPEL RD.
MATTHEWS, NC
CRC

PEGGY A. LAWRENCE
PARCEL #215 02107
612 MATTHEWS CHAPEL RD.
MATTHEWS, NC
CRC

JERRY LEE PITTMAN & CHRISTINE RAY GADDY
PARCEL #215 02106
608 MATTHEWS CHAPEL RD.
MATTHEWS, NC
CRC

JESSE BELL & FRANCESCA BELL MASON
PARCEL #215 02104
600 MATTHEWS CHAPEL RD.
MATTHEWS, NC
CRC

FRANK WRIGHT & VERNA A. WRIGHT
PARCEL #215 02160
630 E. MATTHEWS ST.
MATTHEWS, NC
R-12

HARDIN L. WRIGHT & ELSCHER H. WRIGHT
PARCEL #215 02161
634 E. MATTHEWS ST.
MATTHEWS, NC
R-12

BESSIE MAE WRIGHT GOOD
PARCEL #215 02162
638 E. MATTHEWS ST.
MATTHEWS, NC
R-12

PARCEL #215 02123
642 E. MATTHEWS ST.
MATTHEWS, NC
R-12

ELIZABETH ANTHONY DIXON
PARCEL #215 03106
P.O. BOX 841
MATTHEWS, NC
CRC

FAYE ANTHONY BROWN
PARCEL #215 03117
P.O. BOX 196
MATTHEWS, NC
CRC

HARVEY BOYD
PARCEL #215 03105
350 CRESDALE RD.
MATTHEWS, NC
CRC

CHOK RAYLAN & HENRIET KSOR
PARCEL #215 03103
362 CRESDALE RD.
MATTHEWS, NC
CRC

JOHN CLYBURN
PARCEL #215 02102
404 CRESDALE RD.
MATTHEWS, NC
CRC

JOHN CLYBURN
PARCEL #215 02116
CRESDALE RD.
MATTHEWS, NC
CRC

UNITED HOUSE OF PRAYER FOR ALL PEOPLE CHURCH
PARCEL #215 03101
460 LINDEN ST.
MATTHEWS, NC
CRC

SEAL

TITLE

SITE PLAN FOR
MT. MORIAH BAPTIST CHURCH
381 CRESDALE ROAD
MATTHEWS, MECKLENBURG COUNTY, NC

COMM. NO. 1740
DATE 10/10/17
REVISIONS

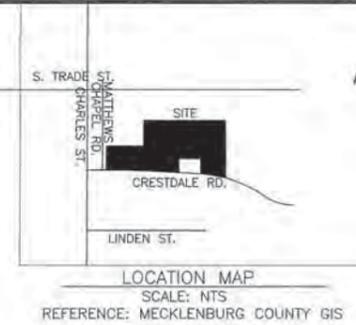
SHEET
RZ-1
OF
1



NOTES:

1. ALL PARCEL AND BOUNDARY INFORMATION FOR THIS PROPERTY AND ADJACENT PROPERTIES REFERENCED FROM MECKLENBURG COUNTY GIS DEPARTMENT. PROPERTY DIMENSIONS, COORDINATES AND TOPOGRAPHIC INFORMATION REFERENCED FROM A BOUNDARY SURVEY COMPLETED BY SAM MALONE & ASSOCIATES.
2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. AMICUS ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS CONCERNING UTILITIES THAT ARISE DURING CONSTRUCTION SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER.
3. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION TO REQUEST THE EXACT FIELD LOCATIONS OF ALL UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OCCURRING DURING CONSTRUCTION AND MUST PROVIDE 48 HOURS NOTICE PRIOR TO THE REPAIR OR REPLACEMENT OF SAID UTILITIES.
4. ANY EROSION AND SEDIMENT CONTROL MEASURES MUST CONFORM TO THE REQUIREMENTS SET FORTH IN THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL MANUAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM THE NECESSARY REGULATORY AUTHORITIES PRIOR TO CONSTRUCTION. IN THE EVENT THE CONTRACTOR IS UNCERTAIN ABOUT PERMITTING REQUIREMENTS DURING ANY PHASE OF CONSTRUCTION, THE CONTRACTOR SHOULD IMMEDIATELY CONTACT THE ENGINEER, THE TOWN OF MATTHEWS, OR THE MECKLENBURG COUNTY BUILDING INSPECTIONS DEPARTMENT PRIOR TO PROCEEDING.
6. IF EXISTING CONDITIONS PROVIDED ON THE PLAN DIFFER FROM THOSE AT THE SITE, CONTACT THE ENGINEER BEFORE DEVIATING FROM THE DESIGNED AND APPROVED LAYOUT.
7. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT ANY ADJACENT PROPERTY, PUBLIC UTILITY, ROADWAY, RAILWAY, AND THE SAFETY OF THE GENERAL PUBLIC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES AND REPERCUSSIONS OCCURRING FROM THOSE DAMAGES.
8. NO FORMAL GEOTECHNICAL OR ENVIRONMENTAL INVESTIGATION WAS PERFORMED BY AMICUS ENGINEERING TO EVALUATE WHETHER OR NOT ANY HAZARDOUS, TOXIC, OR HARMFUL MATERIALS EXIST OR ARE CONTAINED WITHIN THE LIMITS OF THE PROPERTY. AMICUS ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY REMEDIAL ACTION THAT MAY ARISE IF SAID MATERIALS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION NOR IS AMICUS ENGINEERING LIABLE FOR ANY LEGAL RAMIFICATIONS THAT MAY ARISE SHOULD AN ENVIRONMENTAL LAW BE VIOLATED BASED ON THE DISCOVERY OF SAID MATERIAL.
9. THE PROPOSED SITE DESIGN FOR THIS PROPERTY IS BASED ON THE INFORMATION PROVIDED BY THE BUILDER, DEVELOPER, ARCHITECT, AND/OR CONTRACTOR. IT IS THE RESPONSIBILITY OF SAID BUILDER, DEVELOPER, ARCHITECT, AND/OR CONTRACTOR TO VERIFY THAT THE SURVEY AND OTHER RELEVANT SITE INFORMATION IS CORRECT AND COMPLETE. AMICUS ASSUMES NO RESPONSIBILITY FOR COMPLICATIONS DURING PERMITTING AND CONSTRUCTION THAT ARE A RESULT OF INCOMPLETE OR INCORRECT SITE INFORMATION.

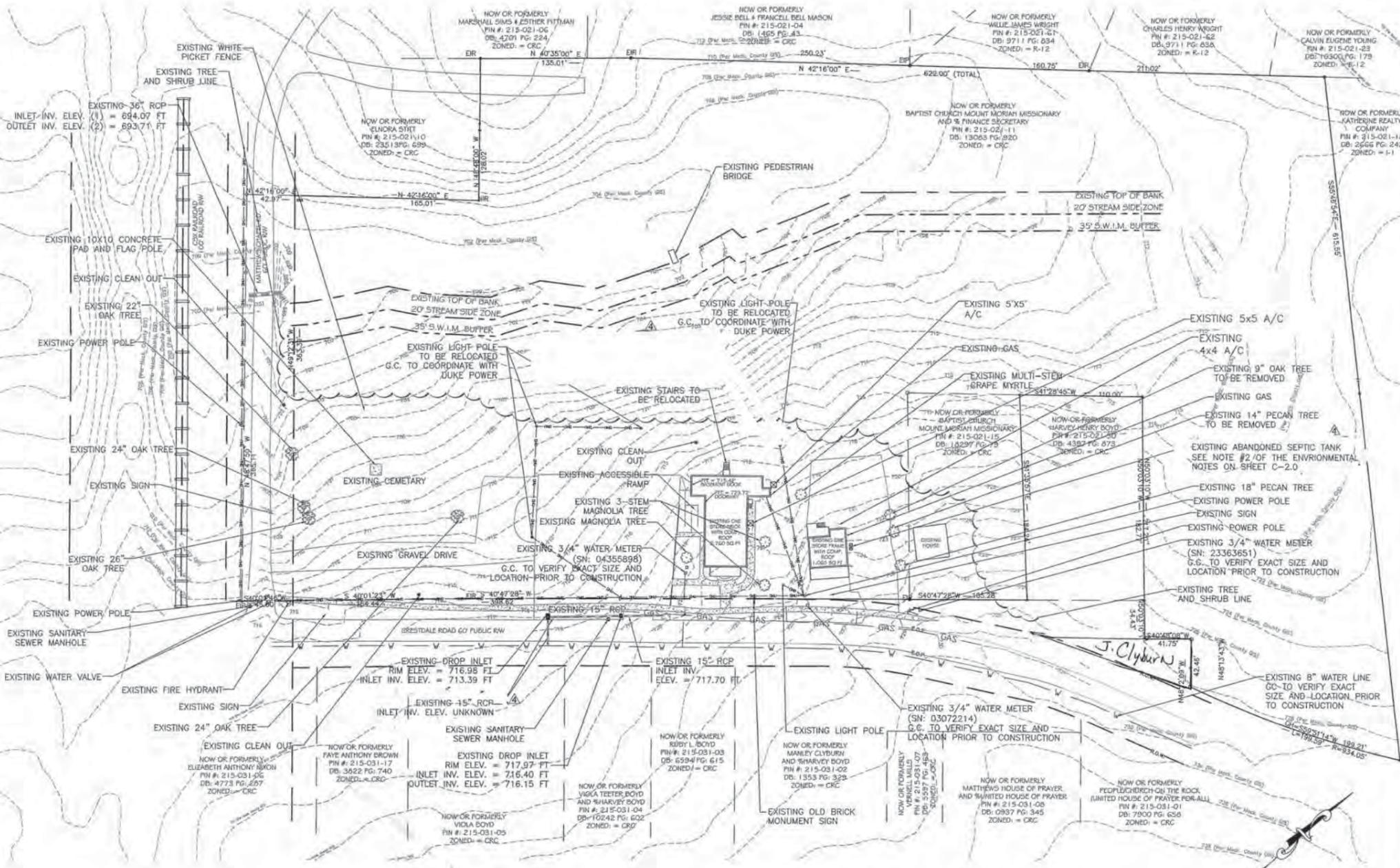
NEW SANCTUARY FOR MT. MORIAH BAPTIST CHURCH MATTHEWS, NORTH CAROLINA



AMICUS ENGINEERING
4400 Morris Park Drive, Suite J
Mint Hill, NC 28227
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.573.1698

EXISTING ZONING CODE SUMMARY

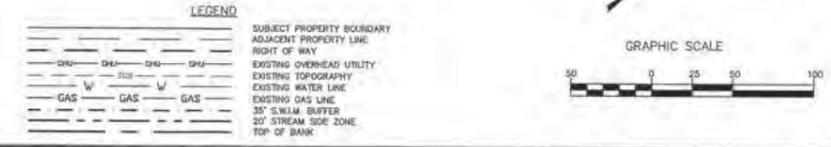
PROJECT NAME: SANCTUARY @ 403 CRESTDALE ROAD
PROPERTY OWNER: MOUNT MORIAH BAPTIST CHURCH
PARCEL P.I.N. 215-021-11 & 215-021-50
CIVIL PLANS PREPARED BY: AMICUS ENGINEERING, P.C.
PHONE: 704-573-1621
ZONING: CRC JURISDICTION: TOWN OF MATTHEWS
FLOOD MAP NUMBER AND DATE: 3701280250E, 2/04/2004
SETBACK (FRONT): 40 FT
MIN. SIDE YARD (S): 20 FT, MIN. SIDE YARD (R): 20 FT
MIN. REAR YARD: 30 FT
PARCEL SIZE (PIN 215-021-11): 417,824.93 SQ. FT./ACRES
PARCEL SIZE (PIN 215-021-50): 1,882,044.50 FT./ACRES
EXISTING USE: CHURCH, SANCTUARY
AREA OF EXISTING BUILDING COVERAGE: 23,375
AREA OF ADDITIONAL STRUCTURAL COVERAGE: 397 SQ.FT.
TOTAL EXISTING STRUCTURAL AREA: 23,772
AREA OF EXISTING SIDEWALK COVERAGE: 1,282 SQ.FT.
AREA OF EXISTING PARKING AND DRIVE COVERAGE: 26,617.50 SQ.FT.
AREA OF ADDITIONAL IMPERVIOUS COVERAGE: 0 SQ.FT.
TOTAL EXISTING IMPERVIOUS AREA: 52,589 SQ.FT.
PERCENT IMPERVIOUS AREA: 5.35%
SCS SOIL TYPE: M8



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- EXISTING OVERHEAD UTILITY
- EXISTING TOPOGRAPHY
- EXISTING WATER LINE
- EXISTING GAS LINE
- 35' S.W.I.M. BUFFER
- 20' STREAM SIDE ZONE
- TOP OF BANK

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811.
IT'S THE LAW.



**NEW SANCTUARY
AT CRESTDALE ROAD
MATTHEWS, NORTH CAROLINA**

FOR MOUNT MORIAH BAPTIST CHURCH
CRESTDALE ROAD
MATTHEWS, NC 28105

Project Number: 17-08-072
Date: 04-30-2009
Drawn By: JLM
Checked By: NEF

Revisions:

02-16-2009	Original Submittal
03-11-2009	Per L.U.F.S.A.
03-25-2009	Per Town of Matthews
03-25-2009	Per Mecklenburg County
04-30-2009	Per L.U.F.S.A.

Sheet Title:
EXISTING SITE CONDITIONS

Sheet No.:
C-1.0