

APPLICATION 2017-671 STAFF REPORT
CRC (OLD) WAS IN THE ZONING ORDINANCE FROM 1998 TO 2013
TO CRC (NEW) WAS ADOPTED WITH THE UDO IN 2014
MT. MORIAH CHURCH

Pre Public Hearing Staff Analysis • January 2, 2018



SUMMARY

Location

Tax ID 21502110, 11, 15, and 65

Ownership/Applicant

Mount Moriah Missionary Baptist Church
305, 381, 403, 407 and 407 Crestdale Rd, and
617 Matthews Chapel Rd

Zoning

Existing: CRC (OLD) Proposed: CRC (NEW)

Use

Existing: Religious Institution, Single Family Residence and vacant lots
Proposed: Uses allowed in new CrC District

Request Summary

The applicant is requesting the current CrC district be assigned to their property in place of the former CrC regulations that are no longer part of the UDO. This is identical to properties converting from the old Conditional zoning category to a current classification.



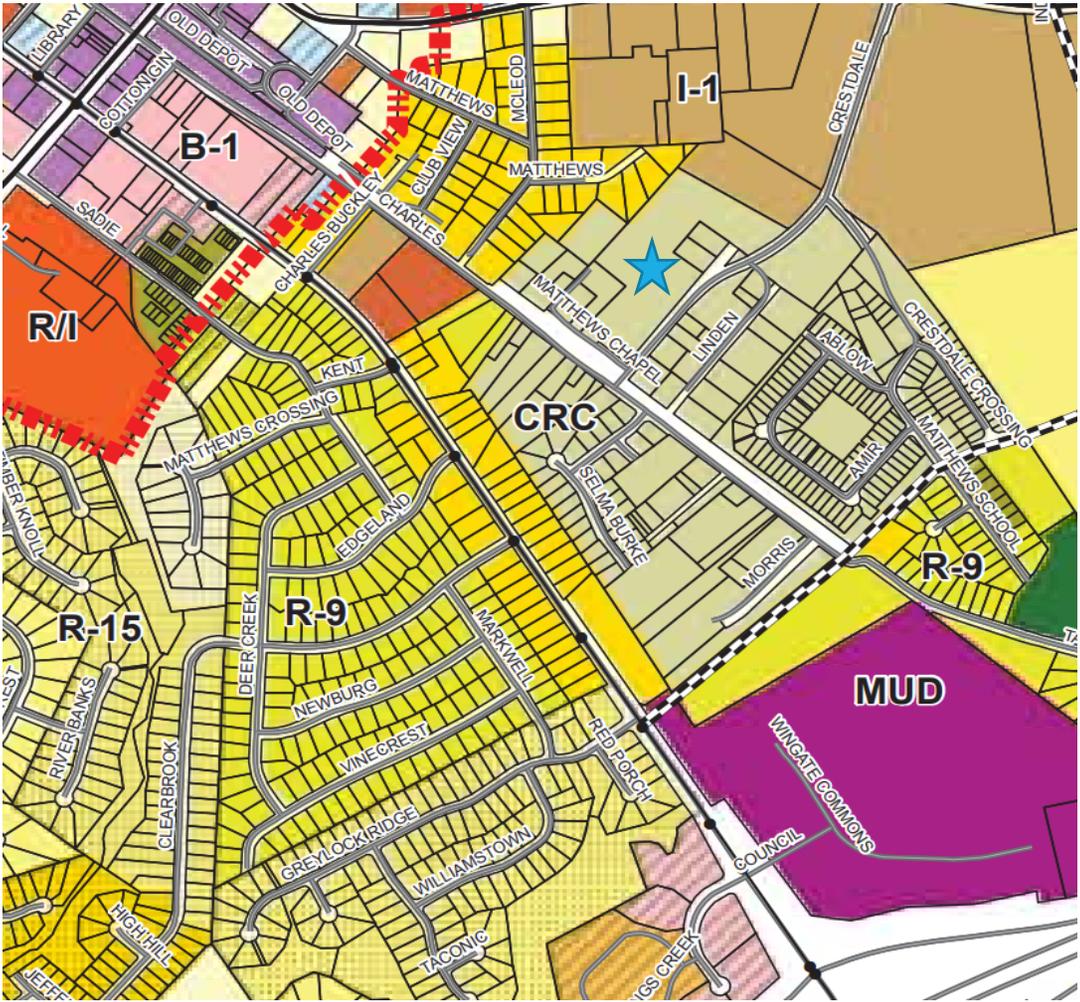
OWNERSHIP

Location

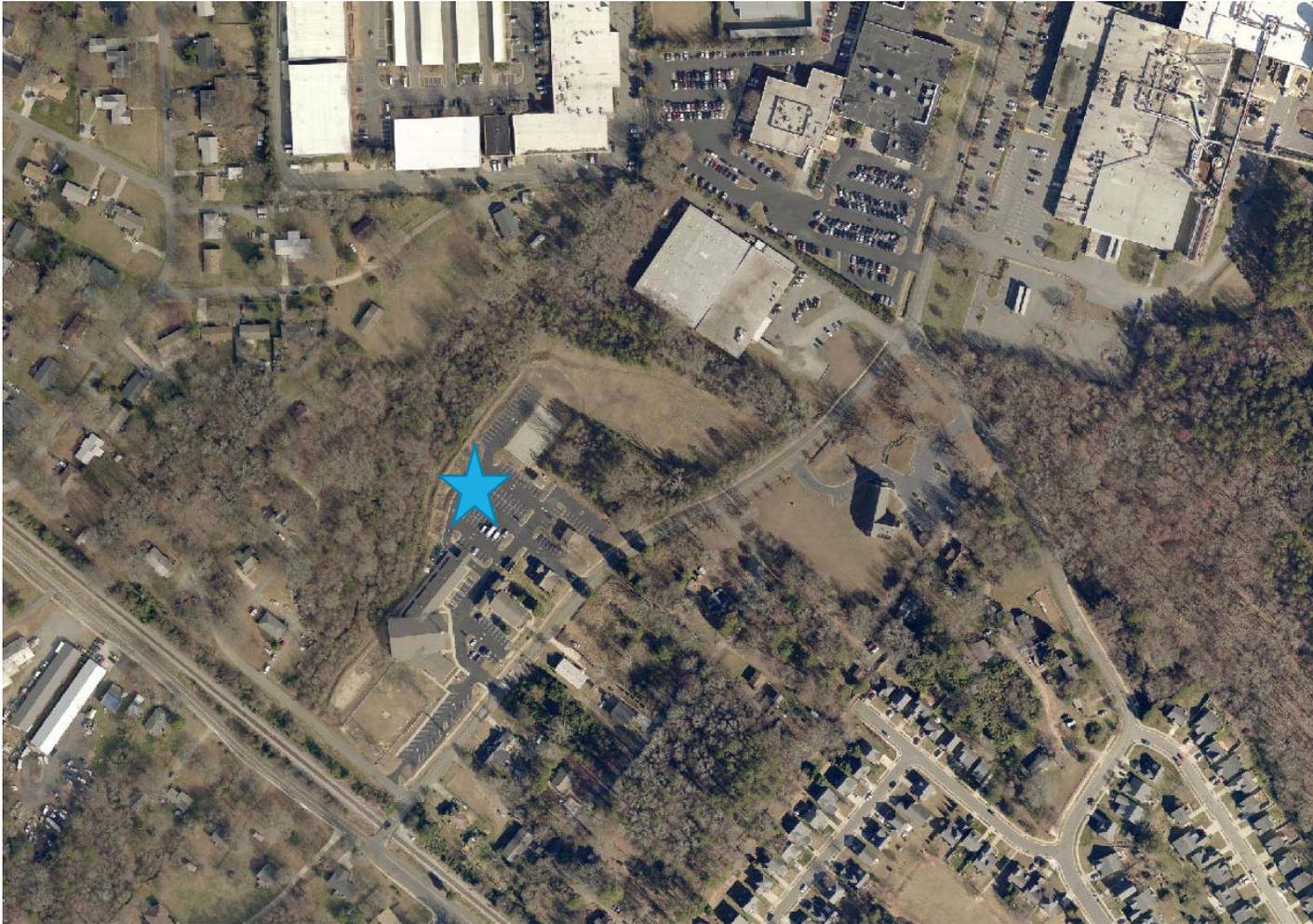
Tax ID Tax ID 21502110, 11, 15, and 65

Ownership/Applicant

Mount Moriah Missionary Baptist Church



SITE INFORMATION AND BACKGROUND



These properties are located within the Crestdale neighborhood. The rezoning request consists of 4 properties involving a single property owner. There is home on one parcel, with church buildings and cemetery on the other 3 parcels.

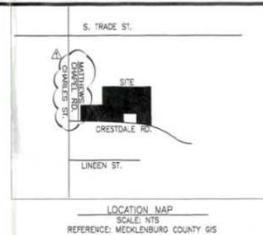
The Church has updated their master plan vision for their campus, which was previously approved by the Matthews Town Board through the Special Use Permit Process. This did not include the single family house.

Previous Zoning Actions

A Special Use Permit for the Church was approved April 4, 2009 based on the CrC district requirements originally created in 1998.

Master plan
from 2009

PROPOSED MASTER PLAN FOR MT. MORIAH BAPTIST CHURCH MATTHEWS, NORTH CAROLINA



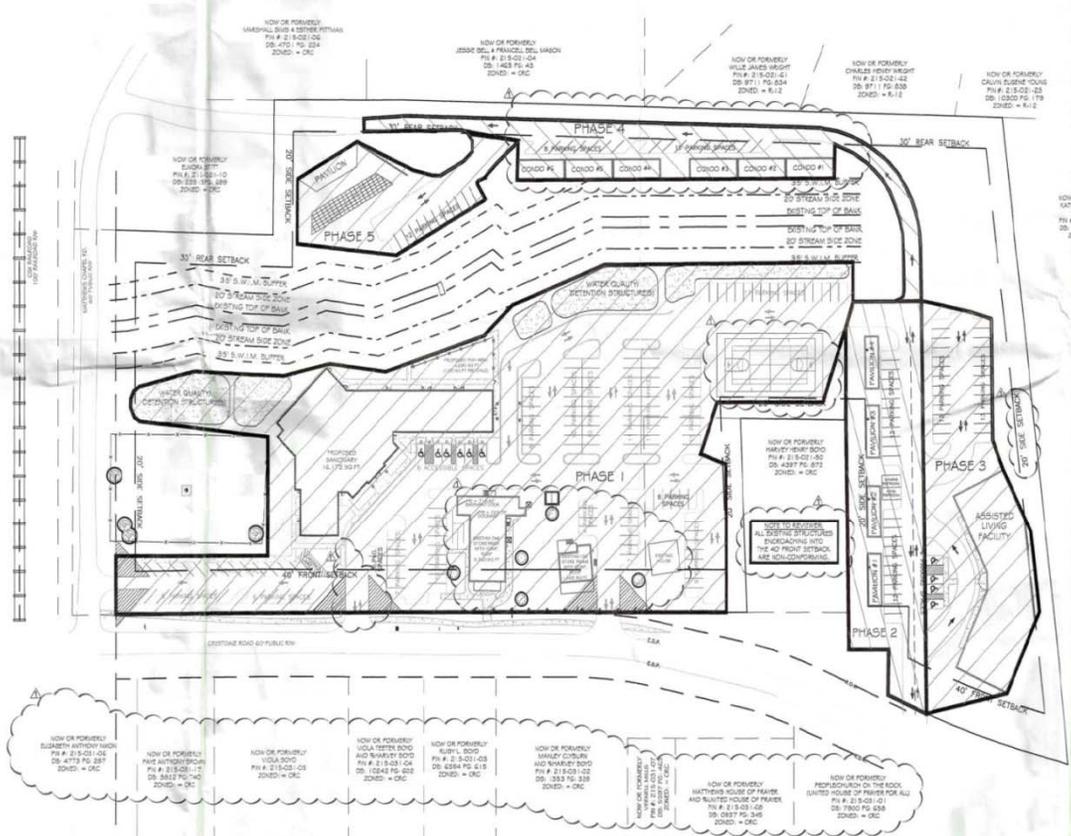
AMICUS
ENGINEERING
4400
Merritt Park Drive, Suite J
White Hill, NC 28227
Civil Site Design
Low Impact Development
Small-SCALE BUILDING DESIGN
Telephone: 704.573.1621
Facsimile: 704.573.9898
Date:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROPOSED NEW SANITARY
AT CRESTDALE ROAD
MATTHEWS, NORTH CAROLINA
FOR MOUNT MORIAH BAPTIST CHURCH
CRESTDALE ROAD
MATTHEWS, NC 28105

Project Number: 17-08-072
Date: 03-28-2009
Drawn By: JJA
Checked By: HSP
Reviewed By:
Approved (Date/Signature)
A. J. [Signature]
Town of Matthews, NC
Sheet Title:

MASTER
PLAN
Sheet No:
C-0.0



*Revised to layout
Phase 1*

Special Use Permit

APPROVED
TOWN OF MATTHEWS
Date: 4/1/09
By: [Signature]
C. Tom Clark

*includes C-0.0, C-1.0, C-2.0,
C-3.0, A-1, A-2, A-3, & F-1*



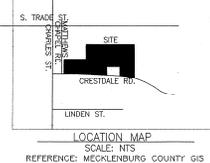
REMARKS: ALL PAVES AND BOUNDARY INFORMATION FOR THIS PROPERTY AND ADJACENT PROPERTIES DERIVED FROM MECKLENBURG COUNTY GIS DEPARTMENT. PROPERTY BOUNDARIES AND COORDINATES FOR PROPERTY DERIVED FROM A BOUNDARY SURVEY COMPLETED BY SAM MAULDIN & ASSOCIATES. TOPOGRAPHIC INFORMATION DERIVED FROM A SURVEY COMPLETED BY SAM MAULDIN & ASSOCIATES.

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



Revised site plan reflecting current conditions

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



AMIC ENGINEERING
 Morris Park Drive, Suite J
 Mint Hill, NC 28227
 Civil Site Design
 Low Impact Development
 Small-Scale Building Design
 Telephone: 704.573.1625
 Facsimile: 704.573.1698

1. ALL PARCEL AND BOUNDARY INFORMATION FOR THIS PROPERTY AND ADJACENT PROPERTIES DERIVED 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. AMIC 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 UNDER ANY PERMITTING REQUIREMENTS DURING ANY PHASE OF CONSTRUCTION, THE CONTRACTOR SHOULD IMMEDIATELY CONTACT THE ENGINEER, THE TOWN OF MATTHEWS, OR THE RELEVANT COUNTY BUILDING DEPARTMENT PRIOR TO PROCEEDING.

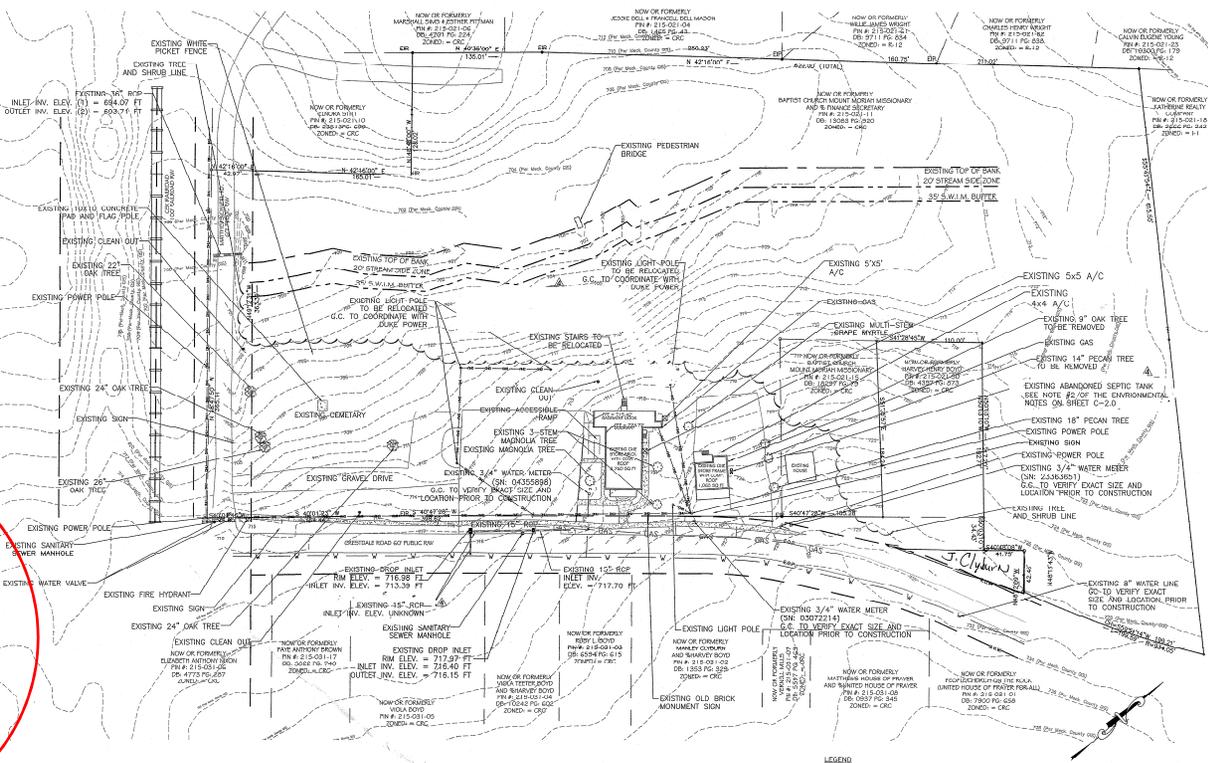
6. IF EXISTING CONDITIONS DIFFER FROM THE PLAN DETERMINED AT THOSE AT THE SITE, CONTACT THE ENGINEER BEFORE DEVIATING FROM THE DESIGNED AND APPROVED LAYOUT.

7. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT ANY ADJACENT PROPERTY, PUBLIC UTILITY, ROADWAY, PARKWAY, AND THE SAFETY OF THE GENERAL PUBLIC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES AND INTERFERENCES OCCURRING FROM THOSE DAMAGES.

8. NO FORMAL GEOTECHNICAL OR ENVIRONMENTAL INVESTIGATION WAS PERFORMED BY AMIC ENGINEERING TO EVALUATE WHETHER OR NOT ANY FLOODINGS, TIDES, OR HAZARDOUS MATERIALS OUST OR ARE OBTAINED WITHIN THE LIMITS OF THE PROPERTY. AMIC ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY REMEDIAL ACTION THAT MAY ARISE IF SAID MATERIALS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION NOR IS AMIC 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 RELATED SITE INFORMATION IS CORRECT AND COMPLETE. AMIC ASSUMES NO RESPONSIBILITY FOR COMPLICATIONS DURING PERMITTING AND CONSTRUCTION THAT ARE A RESULT OF INCOMPLETE OR INCORRECT SITE INFORMATION.

EXISTING BUILDING CODE SUMMARY:
 PROJECT NAME: NEW SANCTUARY @ 400 CRESTDALE ROAD
 PROPERTY OWNER: MOUNT MORIAH BAPTIST CHURCH
 PARCEL PLAN: 21-24-01-11 & 21-24-01-12
 CIVIL PLAN PREPARED BY: AMIC ENGINEERING, PC
 PROJECT: 21-24-01-11-11
 ZONING: G-2 (RESIDUAL) TOWN OF MATTHEWS
 PLATTED MAP # 18 MAPS AMT PART 3701 SANCTUARY 2024-0004
 SETBACK FRONT: 30 FT.
 MIN. SIDE YARD: 30 FT. MIN. SIDE YARD RB: 20 FT.
 MIN. REAR YARD: 30 FT.
 PARCEL SIZE: 15-01-506 16,985.00-44.50 AC. (FRAC.)
 DISTRICT: CHURCH, SANCTUARY
 AREA OF ADDITIONAL STRUCTURAL COVERAGE: 0.32 AC.
 TOTAL EXISTING STRUCTURAL COVERAGE: 0.32 AC.
 AREA OF EXISTING SEWAL COVERAGE: 0.32 AC.
 AREA OF EXISTING PARKING AND DRIVE COVERAGE: 20,017.20 SQ. FT.
 TOTAL EXISTING IMPERVIOUS AREA: 24,979.14 SQ. FT.
 TREES: IMPERVIOUS AREA: 0.36 AC.
 SCS SOIL TYPE: I-6B

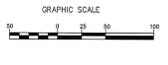


Note changes

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LEGEND

(Symbol)	SUBJECT PROPERTY BOUNDARY
(Symbol)	ADJACENT PROPERTY LINE
(Symbol)	EXISTING OVERHEAD UTILITY
(Symbol)	EXISTING UNDERGROUND UTILITY
(Symbol)	EXISTING GAS LINE
(Symbol)	EXISTING WATER LINE
(Symbol)	EXISTING 24\"/>



Project Number: 17-05-072
 Date: 01.30.2024
 Drawn By: AM
 Checked By: MSP
 Revisions:
 1. 01.30.2024 Original Drawing
 2. 01.29.2024 Rev. U.S.E.A.
 3. 01.29.2024 Rev. Town of Matthews
 4. 01.29.2024 Rev. Mecklenburg County
 5. 04.30.2024 Rev. U.S.E.A.

Sheet Title:
EXISTING SITE CONDITIONS

Sheet No:
C-1.0

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. The revised phased master plan will be adopted as part of this rezoning action.
2. Phase I is built generally as shown on approved Special Use Permit.
3. At such time Mt Moriah Church proposes any new development on site, it will follow the standards of the CrC district and the site plan and/or elevation plan process outlined in § 155.503.2.
4. Site plan includes 2 future phases which include potential future assisted living facility and apartments. At such time that the Church is ready to move forward with Phase 2 and/or 3, they will need to submit plans to Town Council for site plan and elevation approvals for those specific areas of the church campus.

STAFF COMMENTS

Planning Department

1. The rezoning request is consistent with Town policy to convert all parcels within the CrC district out of the old provisions (requiring a Special Use Permit quasi-judicial process), to the current provisions (site/elevation plan approval).
2. There were no other comments received.

Crestdale Rising Report

The 2011 Crestdale Rising Report recommends promotion of a variety of housing types and mixed income development for the remaining developable land area within Crestdale.

The master plan for the Church shows alternative housing development in the future phases.

Consistency

There are no proposed changes to the existing Church facilities at this time. This is the first step in allowing Mount Moriah Church to propose development as shown on their master plan within the CrC district.

LAND USE PLAN AND ADOPTED POLICIES

LAND USE POLICY STATEMENTS

#2 Encourage a mix of land uses in appropriate and well-planned locations throughout the community Matthews has clear separation of commercial and residential areas today, which has been a beneficial feature to existing residents and has protected real estate values. As market forces are now accepting of, and calling for, better integration of daily commercial services and goods with residential areas, Matthews can remain a desirable home location for younger and older residents by making adjustments to the physical separation of residential and nonresidential goods and services.

155.503.2. Crestdale Conservation District (CrC)

The Crestdale Conservation District (CrC) is established to protect and preserve the character and atmosphere of the Crestdale neighborhood, a neighborhood of significant historical and cultural value. The Crestdale Conservation District accommodates single-family housing, small scale multi-family housing, and certain nonresidential uses which fit with the character of the Crestdale neighborhood. The Crestdale neighborhood possesses unique land use, design, and other distinctive characteristics but these regulations are intended to maintain an environment suitable for single-family living. The ongoing maintenance of the Crestdale Conservation District is intended to: *i)* protect and stabilize property values; *ii)* preserve desirable and unique physical features; *iii)* prevent blighting caused by intense or undesirable land uses; *iv)* promote compatible new development; *v)* protect natural open space; *vi)* preserve existing tree cover; and *vii)* preserve local history. The map symbol and short name for the Crestdale Conservation District shall be "CrC". **[formerly known as § 153.067.A]**

As a Conditional-Only District, parcels of land may be zoned to this category following the procedures explained at § 155.501.3.C. and D., at the time a specific development project is submitted for consideration, or parcels may receive early designation as outlined in § 155.501.3.I., prior to any specific plan due to their location within the geographic area identified for this zoning designation, with the condition that prior to any land disturbing activity other than single family detached homes on individual lots, a site specific plan for development shall be approved through the site plan approval process as described at § 155.401.5.B.