

Project Summary

Location:	Corner of Mt Harmony Rd and Stevens Mill Rd
Owner(s):	Charlotte South Fellowship
Agent:	John Carmichael, Robinson Bradshaw Hinson
Current Zoning:	R/I (CD) & R-15
Proposed Zoning:	R/I (CD) Change of Conditions & R-15 (CD)
Existing Use:	Church
Proposed Use:	Church, charter school and accessory uses
Community Meeting:	Occurred 12/8/2015

Summary of Request

The rezoning plan indicates the development of a charter school on vacant land to the rear of the existing Team Church.

Staff Recommendation

The development of a charter school on the site creates a unique opportunity for shared usage of facilities between the church and school and evolves the site into a multiuse property. Parking, drive aisles and recreational facilities are planned to be shared. Plentiful queuing is provided for vehicle storage during drop off/pick up as well as significant parking for parents wishing to park and walk up. Both entities can make use of the planned recreation fields as well. Staff is supportive of the request as it fits well with the character of the site and neighborhood.

Planning Staff Review

Background And History

Team Church, originally known as Charlotte South Fellowship, located at the site when the property was originally zoned in 2004.

Details of the Site Plan

The charter school is planned to occupy the rear portion of the approximately 38 acre site. The only changes visible from public roads are a new parking lot in front of the existing lot along Mt Harmony and Stevens Mill and a new full movement access drive along Mt. Harmony Church. The new access drive is the beginning point of an over 4,000' long driveway for both access to the school and queuing for drop off and pick up. The roughly 27,000 square foot school and associate parking are located at the end of the drive to the rear of the property outside of all required water quality buffers. A large multipurpose athletic field, to be jointly used, separates the school from the church.

Summary of Proposed Conditions

1. Up to 772 students
2. Total allowed floor area for church is 165,000 sq ft (22,000 sq ft existing). Total floor area allowed for school is 50,000 sq ft (27,000 sq ft proposed). A total of 262,000 sq ft for the entire site was allowed on most recent zoning plan from 2009 with only 215,000 sq ft allowed under current proposal.
3. Sidewalk and required street trees to be installed along property frontage
4. Building elevations and commitment to 30%-40% minimum brick or stone façade. Additional buildings on site to be approved in future by Town Board.
5. Among the many shared use items to be recorded, cross parking and cross access easements will be recorded at the Register of Deeds.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. Road improvements are yet to be finalized with a decision to be made by NCDOT. In general, center turn lanes and deceleration lanes at both access driveways are planned based on recommendations from the traffic study.
2. PCO Concept Plan approval required prior to decision.

Consistency with Adopted Plans and Policies and Town Vision Statements

A school is an appropriate land use in this location as the site is already zoned R/I (CD). The surrounding area to the east and into Union County is predominantly residential in character.

Reports from Town Departments and County Agencies

Matthews Police

Would like to work with school on design of internal traffic vehicular plan

Matthews Fire

No concerns

Public Works

No concerns

Matthews Parks and Recreation

No concerns

Charlotte Mecklenburg Schools

N/A

PCO Concept Plan Approval Required?

Yes

Impact Analysis

There is no financial impact to the Town as a result of this request.

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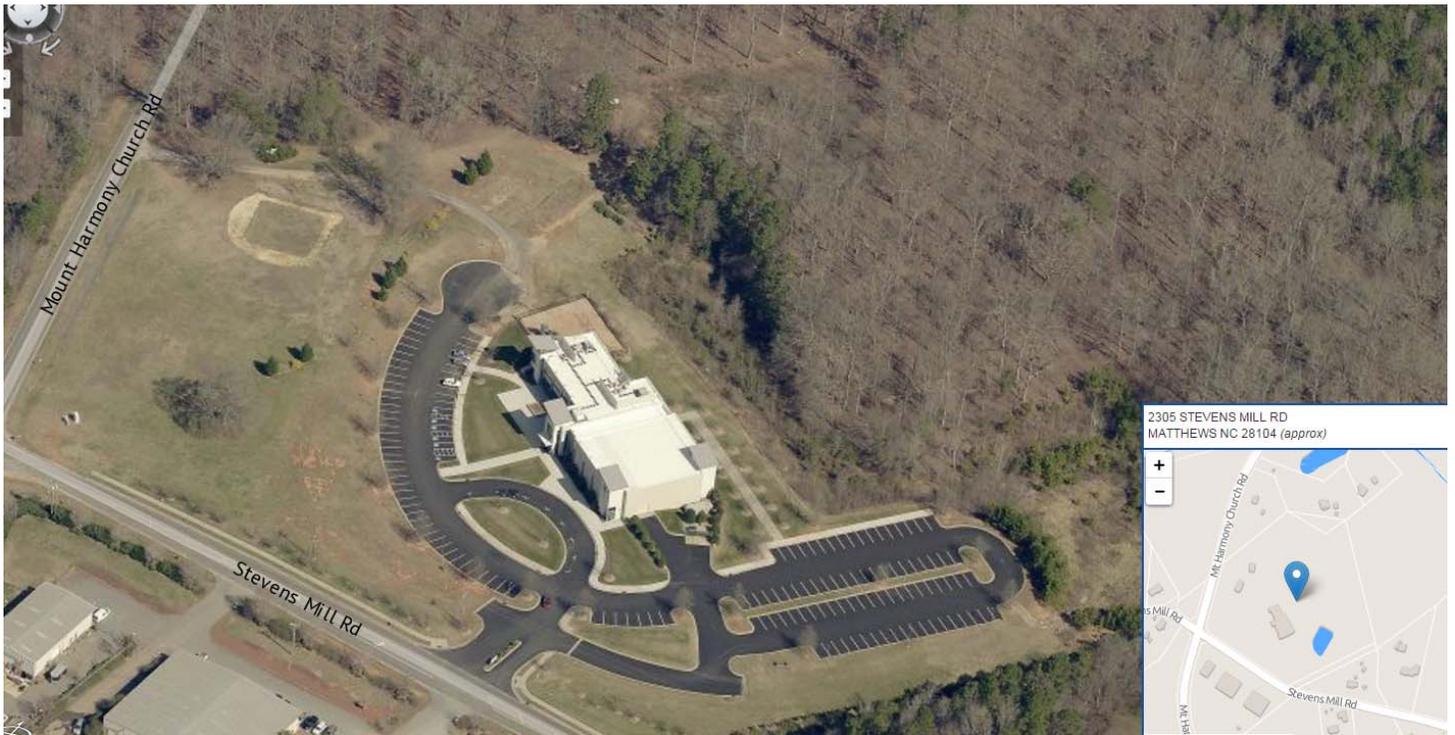
Projected Financial Impact of the Request

The site will remain tax exempt as charter schools may not be taxed per G.S. 105-275

Site Images



Aerial View of Proposed Development



Site Plan

