

**ZONING CODE SUMMARY**

PROJECT NAME: ELIZABETH LANE ELEMENTARY SCHOOL  
 OWNER: CHARLOTTE-MECKLENBURG SCHOOLS Phone # 704/343-8000  
 PLANS PREPARED BY: BERRY ST. ARCHITECTS Phone # 704/343-8000  
 ZONING: R-12(CD) ZONING ASSOCIATION - SETBACKS  
 PROPOSED USE: DETACHMENT OF 1 MOBILE CLASSROOM UNIT  
 BUILDING HEIGHT: 11 FT. 6 IN. Max. Floor Area: No. Ft. Grade Floor Area: No. Ft. LOT COV: 25% No. Ft. No. of Units/Spaces: 100 of 3 MOBILE CLASSROOMS  
 YARD REQUIREMENTS:  
 Setback Front: 100' Ft. from R/W, 100' Ft. from L/A, 4' from R/W  
 Side Set: 5' Ft. from R/W, 5' from L/A, 5' from R/W  
 Rear Set: 5' Ft. from R/W, 5' from L/A, 5' from R/W

**REQUIRED SIGNAGE**

Front: 60" / 12" Sign No. 60" / 12"  
 Side: 48" / 12" Sign No. 48" / 12"  
 Parking Sign: 48" / 12" Sign No. 48" / 12"

**PROPOSED SIGNAGE**

Front: 60" / 12" Sign No. 60" / 12"  
 Side: 48" / 12" Sign No. 48" / 12"  
 Parking Sign: 48" / 12" Sign No. 48" / 12"

**REQUIREMENTS**

2 MOBILE CLASSROOMS REQUIRED (2 AT EXISTING CLASSROOMS + 2 PROP. MOBILE 1)  
 2 SIGNAGE REQUIRED (2 AT OFFICE + 1 AT MOBILE REQUIRED)  
 Minimum: 100' Fronting, 48" Height, 4' Clearances, 48" Spacing, 48" Spacing

ALL SIGNAGE SHALL BE APPROVED AND PERMITTED SEPARATELY.

**MS**  
 Charlotte-Mecklenburg Schools  
 Maintenance Department  
 3301 Stafford Drive  
 Charlotte, North Carolina 28205  
 Telephone (704) 343-8040

Sheet No. \_\_\_\_\_  
 Date: 8/14/2018  
 Revision: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Author: \_\_\_\_\_  
 Checker: \_\_\_\_\_  
 Designer: \_\_\_\_\_  
 Engineer: \_\_\_\_\_

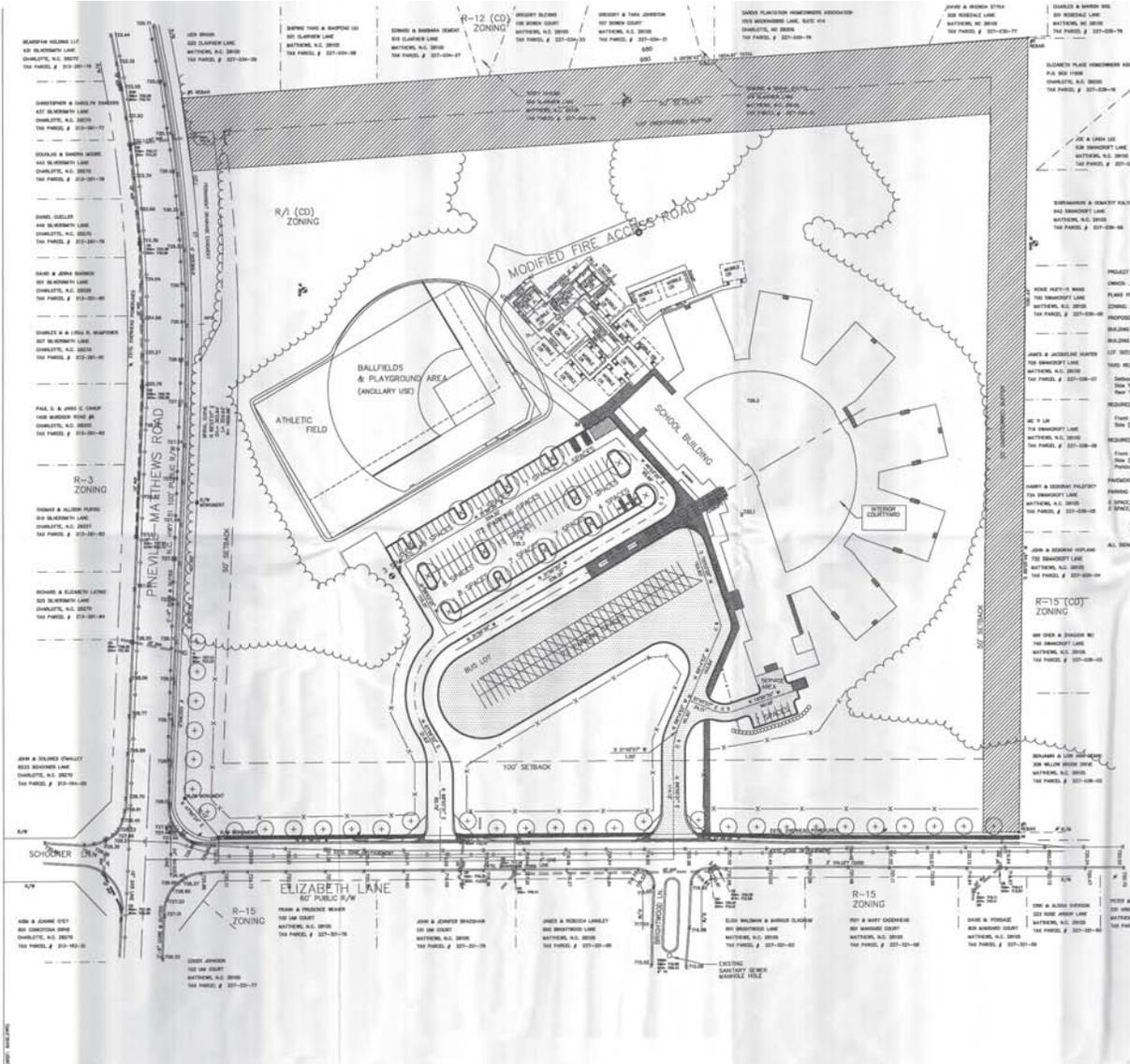
*R-12(CD) Change of existing  
 Mobile classrooms  
 See Attached conditions*

Board of Commissioners  
**APPROVED**  
*[Signature]*  
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ELIZABETH LANE  
 ELEMENTARY  
 SCHOOL  
 121 Elizabeth Lane  
 Matthews, NC 28105

Project Name:  
 The  
**MOBILE SITE PLAN**  
 Sheet  
 1 OF 2  
 Date:  
 8/20/18





**ZONING CODE SUMMARY**

PROJECT NAME: ELIZABETH LANE ELEMENTARY SCHOOL

OWNER: CHARLOTTE-MECKLENBURG SCHOOLS PHONE # 704/343-5000

PLANS PREPARED BY: JAMES G. HARRIS, INC. PHONE # 704/343-5000

ZONING JURISDICTION: JURISDICTION: MATTHEWS

APPROVALS OR INTERFERENCES BY OTHER AGENCIES:

BUILDING CODE: 2017 Code: Chapter 1

BUILDING CODES: No. PL. SECOND FLOOR AREA: No. PL. CLASSIFICATION:

LOT SIZE: 27,300 Sq. Ft. No. of LOTS: 1

LAND REQUIREMENTS:

Minimum Coverage: 100% PL. Max. A/V: 1.00:1.00 from C.L. of A/V

Min. Yard S.D.: 100% PL. Min. Yard S.D.: 100% PL. Min. Yard S.D.: 100% PL.

REQUIRED SIGNAGE:

Front: 100% YES PL. Rear: 100% YES PL.

Side S.D.: 100% YES PL. Side S.D.: 100% YES PL.

REQUIRED SCREENING:

Front: 100% YES PL. Rear: 100% YES PL.

Side S.D.: 100% YES PL. Side S.D.: 100% YES PL.

FENCING CODES: N/A No. PL. / Area

PERMITTED USES (Specify requirements):

1. SINGLE-FAMILY RESIDENCES IN A ZONING CLASSIFICATION IN A PREP. MAP. PARCELS

2. SINGLE-FAMILY RESIDENCES IN A ZONING CLASSIFICATION IN A PREP. MAP. PARCELS

3. RESIDENTIAL CARE HOMES

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**ELIZABETH LANE ELEMENTARY SCHOOL**

131 Elizabeth Lane, Matthews, NC 28105

Project Name: ELIZABETH LANE ELEMENTARY SCHOOL

Owner: CHARLOTTE-MECKLENBURG SCHOOLS

Phone: 704/343-5000

Planned By: JAMES G. HARRIS, INC.

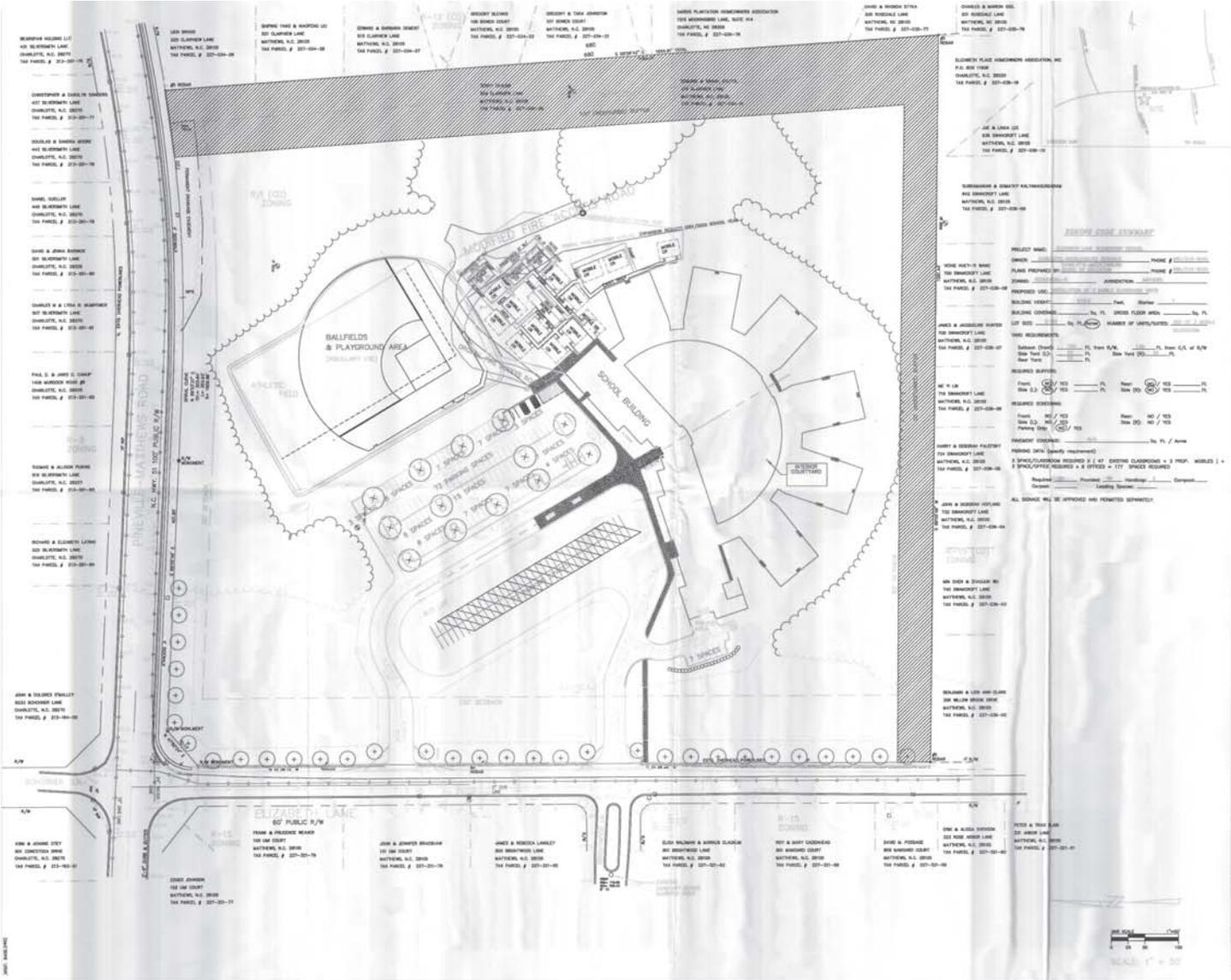
Phone: 704/343-5000

Site Plan No. 2017-001-01

Date: 06/15/2018

Scale: 1" = 50'

Sheet: 2 OF 2



**PROPOSED SCHOOL**

PROJECT NAME: \_\_\_\_\_ PHONE # \_\_\_\_\_

OWNER: \_\_\_\_\_ PHONE # \_\_\_\_\_

PLANS PREPARED BY: \_\_\_\_\_ PHONE # \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_ ARCHITECTURE

PROPOSED USE: \_\_\_\_\_

BUILDING HEIGHT: \_\_\_\_\_ FT. STORIES

BUILDING FOOTPRINT: \_\_\_\_\_ SQ. FT.

LOT SIZE: \_\_\_\_\_ SQ. FT. NUMBER OF LOTS/PLOTS: \_\_\_\_\_

VEHICLE REQUIREMENTS:

Handicap	_____	PL	From P&R	_____	PL	From C/L of R/W	_____
Other	_____	PL	From P&R	_____	PL	From C/L of R/W	_____

REQUIRED SIGNAGE:

Front	_____	PL	Sign	_____	PL
Side	_____	PL	Sign	_____	PL

REQUIRED SCREENING:

Front	_____	PL	Sign	_____	PL
Side	_____	PL	Sign	_____	PL

PROPOSED CONSTRUCTION:

PARKING (Specify Impervious): \_\_\_\_\_ SQ. FT. / Acres

3 SPACES/CLASSROOM REQUIRED & 47 EXISTING CLASSROOMS & 3 PROP. WORKED & 5 SPACES/LOT REQUIRED & 8 SPACES & 137 SPACES REQUIRED

Provision \_\_\_\_\_ Prohibited \_\_\_\_\_ Handicap \_\_\_\_\_ Other \_\_\_\_\_

Other \_\_\_\_\_ Loading Station \_\_\_\_\_

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

ELIZABETH LAKE  
ELEMENTARY  
SCHOOL  
Charlotte-Mecklenburg Schools  
1301 Stadium Drive  
Charlotte, NC 28203

- b. At the expiration of the sunset clause on August 1, 2017, the zoning will allow only for the original building envelope for mobile classrooms from the original zoning of the school.

## **9. Future Discussion**

CMS agrees to explore options and provide plans for a permanent solution to capacity issues at Elizabeth Lane Elementary School, which may include, but are not limited to, the following:

- a. Permanent brick and mortar expansion plans for the school;
- b. Possible relief school in the area to reduce the demand on Elizabeth Lane Elementary School;
- c. Having discussions with County and Town staff about possible use of land, including but not limited to the property at Highway 51 and Phillips Road known as Hulsey-Purser Park, as one possible location for a future school;
- d. Revisiting the timing and needs of Elizabeth Lane Elementary School as it relates to the \$805 million identified by CMS as priority needs for CMS and updating the Board of Education and the Matthews Board of Commissioners on plans to include and/or exclude Elizabeth Lane Elementary School in the timeline of needed projects.

## **10. Updates**

CMS agrees to provide to the Matthews Board of Commissioners and Planning staff with an update on the process and progress of items identified in #2 above, on or about January 2017.

## **11. Vacant Land on Elizabeth Lane Campus**

CMS agrees to have conversations with County Parks and Recreation staff, Matthews staff and adjacent neighborhoods about opportunities for joint use of the vacant area of the campus.