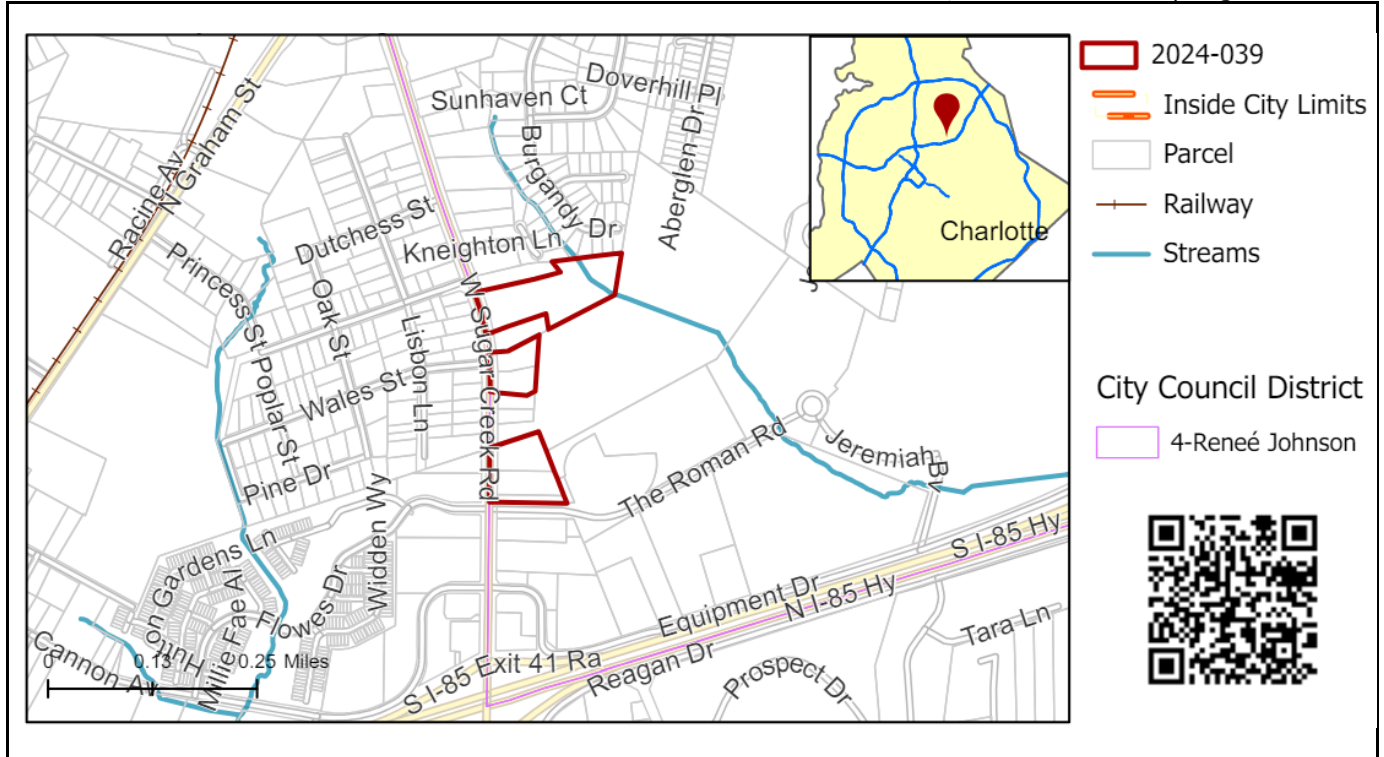


**REQUEST**

Current Zoning: N1-B (neighborhood 1-B)  
Proposed Zoning: IC-1 (institutional campus-1)

**LOCATION**

Approximately 10.65 acres located on the east side of West Sugar Creek Road and north side of The Roman Road, west of Mineral Springs Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by right and under prescribed conditions in the IC-1 (institutional campus-1) zoning district on 3 noncontiguous parcel groups with five dwelling units.

**PROPERTY OWNER**

John B. Gouch

**PETITIONER**

Gethsemane Cemetery and Memorial Gardens

**AGENT/REPRESENTATIVE**

David Murray, Murray Law Firm, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 Place Type.

Rationale for Recommendation

- The preferred Neighborhood 1 adjacency is present with this petition.
- The site is also adjacent to the Campus Place Type and would unify the parcels currently owned by the Gethsemane Cemetery to one place type allowing for a consistent development pattern.
- The IC-1 institutional campus zoning district is intended to address the needs and impacts of large-scale institutional campuses including religious campuses.

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 Place Type to Campus Place Type for the site.

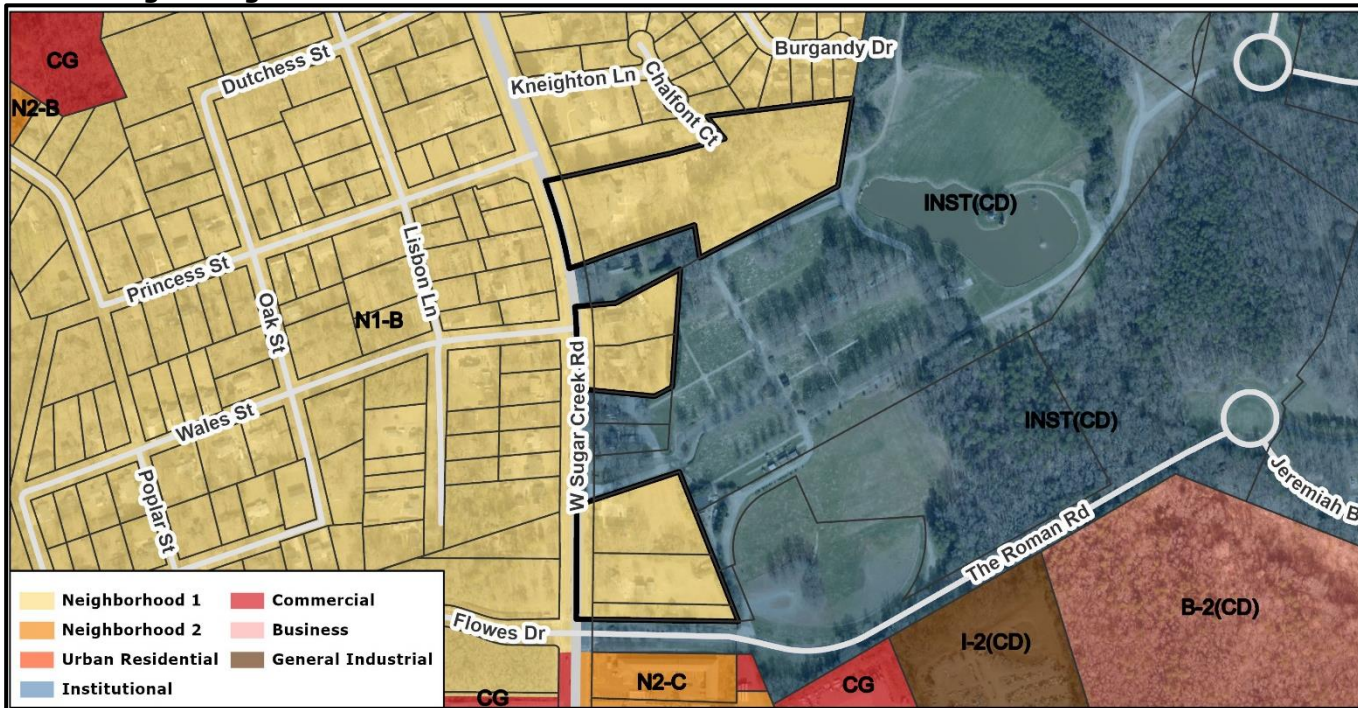
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Requests all uses permitted by right and under prescribed conditions in the IC-1 (institutional campus -1) zoning district.

- **Existing Zoning**



- The subject parcels are zoned N1-B. The surrounding land uses include a cemetery, religious institution and school, single family homes, and commercial/retail uses.



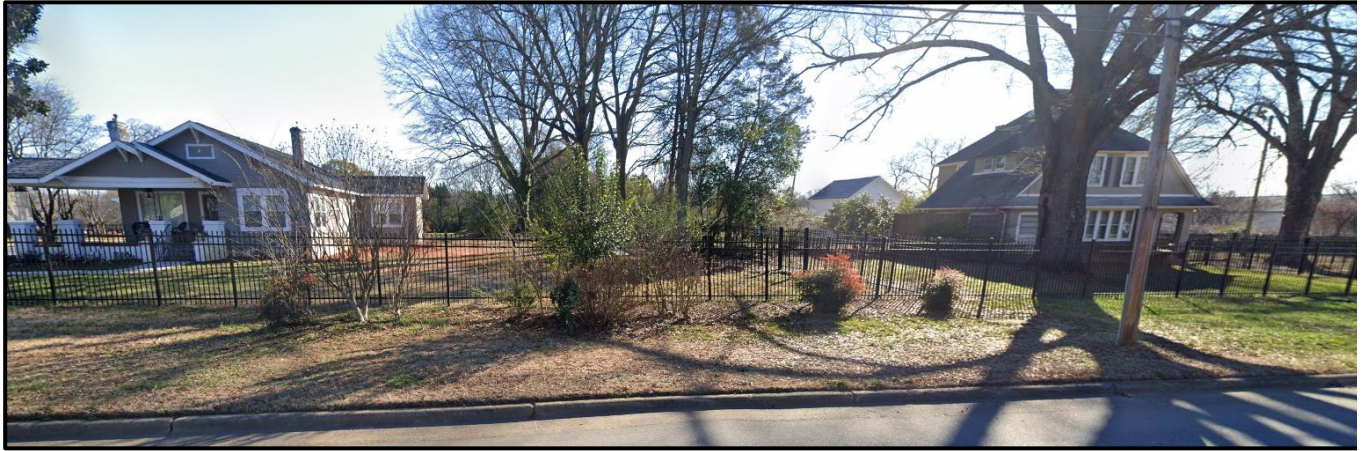
The subject property is denoted with a red star.



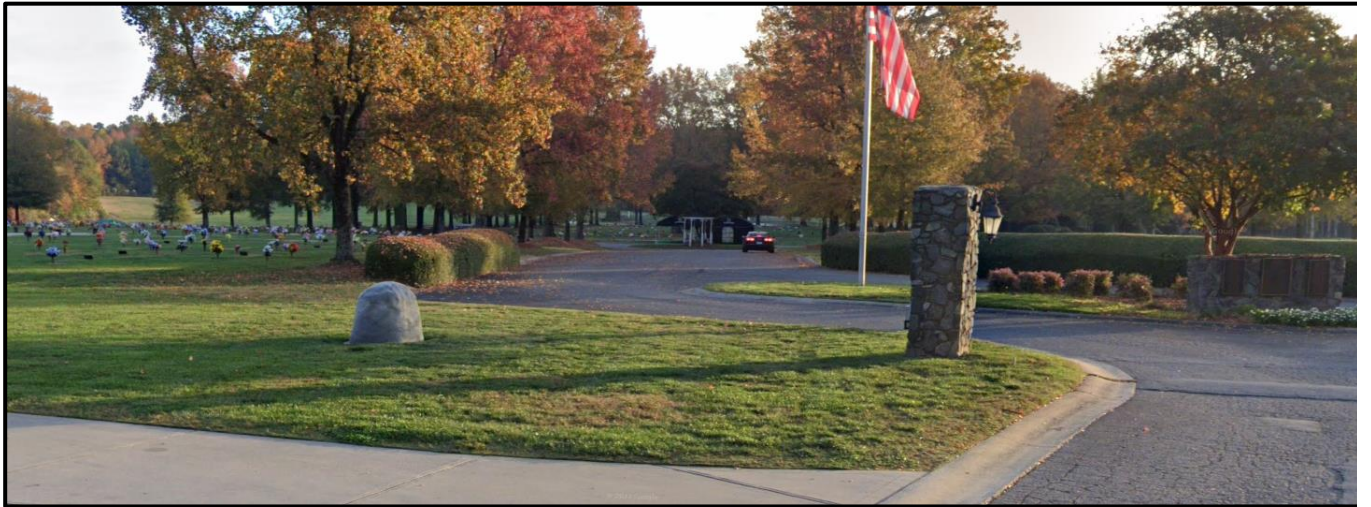
The northern most parcel (04724102) of the proposed rezoning along West Sugar Creek Road.



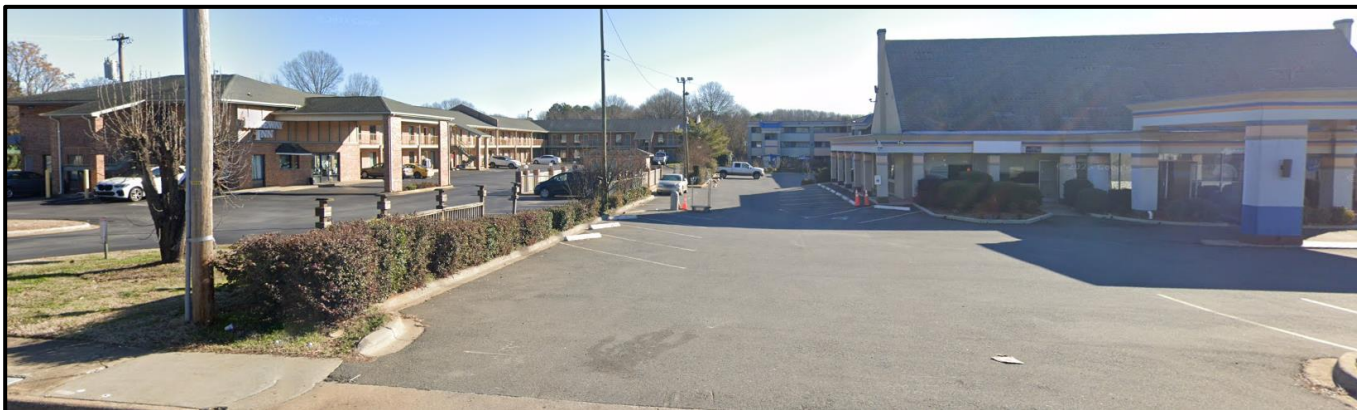
Parcels 04701101 and 04701102 east of Wales Street of the proposed rezoning along West Sugar Creek Road.



The southern most parcels (04701106, 04701107, and 04701139) of the proposed rezoning along West Sugar Creek Road.



The property to the east along The Roman Road is Gethsemane Cemetery and Memorial Gardens.

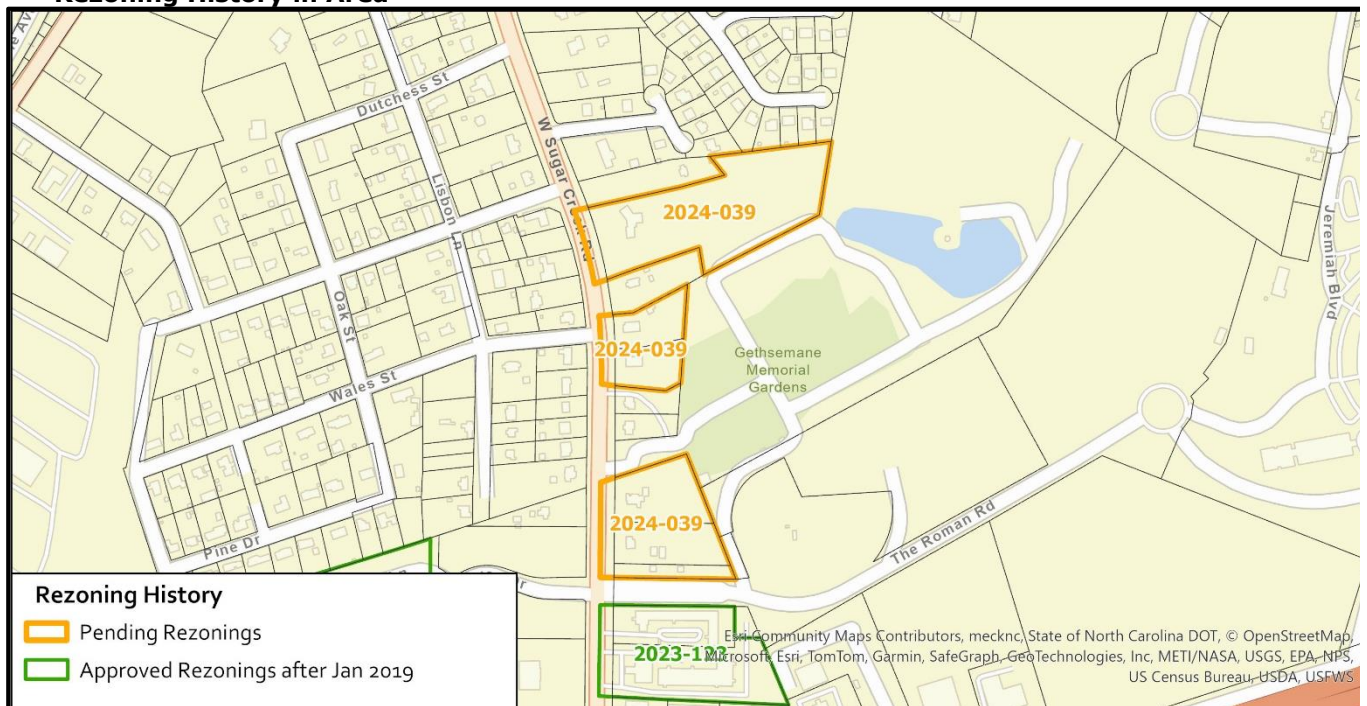


The property to the south along West Sugar Creek Road is currently two motels which have been recently rezoned from CG to N2-C to allow all uses that are permitted by right or under prescribed conditions in the N2-C zoning district.



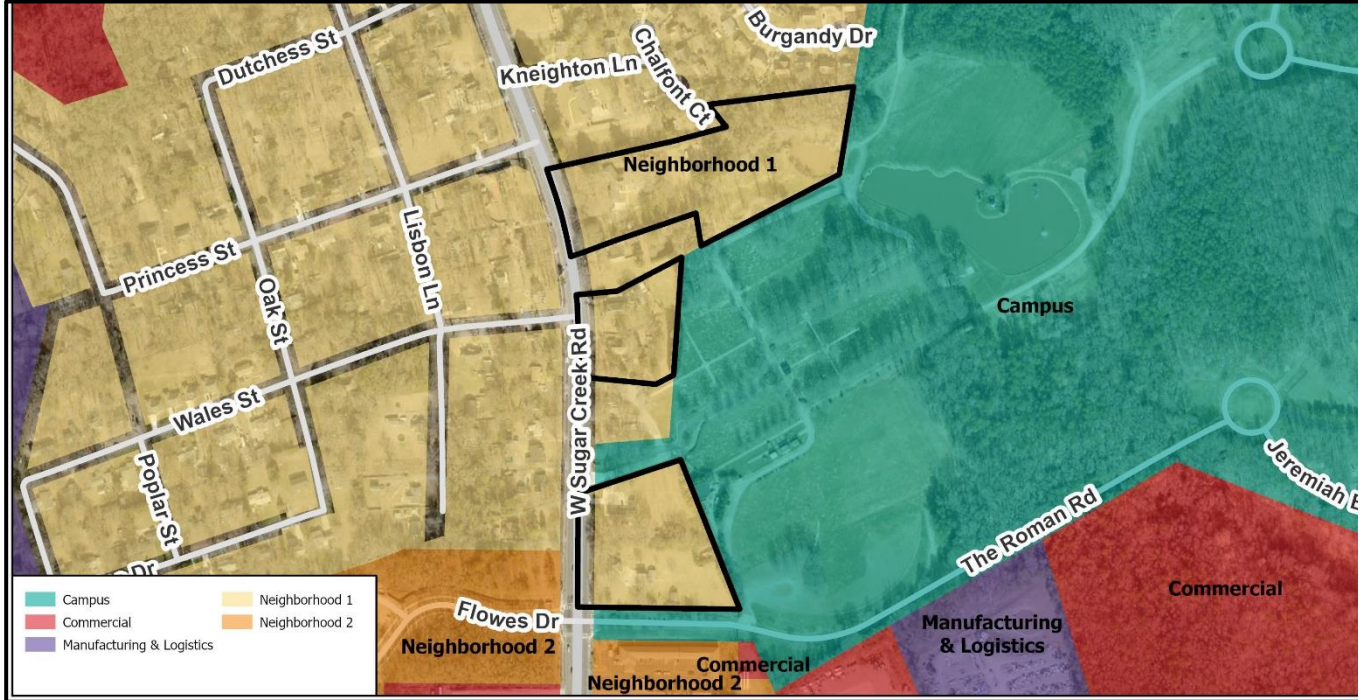
The property to the west across West Sugar Creek Road is developed with single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-123	Rezoned 4.26 acres from CG to N2-C to allow all uses that are permitted by right or under prescribed conditions in the N2-C zoning district.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Sugar Creek Road, a State-maintained arterial, south of Kneighton Lane, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

• **Active Projects:**

- NCDOT STIP BL-0083
  - Sidewalk and Pedestrian Improvements along Sugar Creek Road from Roman Road to Graham Street.
  - Construction scheduled to begin in 2027.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 40 trips per day (based on 5 single family detached dwelling units).

Entitlement: 345 trips per day (based on 32 dwelling units).

Proposed Zoning: Trip generation not provided for this zoning district for conventional rezonings.

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along W Sugar Creek Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along W Sugar Creek Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.

- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Michael Russell (704) 353-0225