

**CITY OF CHARLOTTE
PLANNING COMMISSION RESOLUTION NO. 2021-**

**A RESOLUTION TO GRANT A CONDITIONAL USE PERMIT TO JULIA MANGRUM
FOR A THERAPY RIDING FACILITY AT 815 HIGH STREET**

WHEREAS, the City of Charlotte Planning Commission has received a request for a Conditional Use Permit to operate a therapy riding facility as a home occupation at 815 High Street; and

WHEREAS, 815 High Street is zoned R-1 Single Family Residential; and

WHEREAS, a therapy riding center as a home occupation is not specifically allowed or disallowed and requires evaluation by the Planning Commission; and

WHEREAS, in order to grant the Conditional Use permit the Planning Commission must determine the proposed use will not:

1. Change the outside appearance of the dwelling or be visible from the street.
2. Generate traffic, parking, sewerage or water use in excess of what is normal in the residential neighborhood.
3. Create noise, vibration, glare, fumes, nor odors, nor result in electrical interference, nor become a nuisance.
4. Result in the outside storage or display of anything.
5. Require the employment of anyone in the home other than the dwelling occupants.
6. Require exterior building alterations to accommodate the occupation.
7. Occupy more than 25% of the ground floor area of the dwelling, or 50% of a detached garage.
8. Require parking for customers that cannot be accommodated on the site and/or at curb side on the street.
9. Require the delivery of goods or the visit of customers before 6:00 a.m. and after 8:00 p.m.; and

WHEREAS, the Planning Commission hereby does make these determinations; and

WHEREAS, the Planning Commission does not impose or place any additional conditions on this use.

THEREFORE, BE IT RESOLVED the City of Charlotte Planning Commission hereby grants a Conditional Use Permit for a therapy riding facility as a home occupation at 815 High Street.