



TO: City of Charlotte Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: Conditional Use request – 815 High Street
DATE: November 5, 2021

On your agenda for Tuesday evening's meeting is a request from resident Julia Mangrum for a Conditional Use Permit for the creation of a therapy riding facility at 815 High Street, to be operated as a home occupation.

815 High Street is an 11.31 acre parcel toward the north end of High Street. Ms. Mangrum keeps horses at this location and would like to offer therapy riding services to disabled children, troubled youth and veterans with PTSD. Ms. Mangrum has formed a 501(c)3 non-profit organization under which she intends to operate. She has also provided a brochure that further explains her vision for the service -- this is included with your meeting information.

Because this type of use is not specifically allowed or prohibited as a home occupation, for it to be authorized under our ordinance it must be reviewed and permitted by the Planning Commission as a Conditional Use.

In the course of its review, the Planning Commission must make several findings or determinations in order to authorize this use. Specifically, it must determine that 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

Ms. Mangrum has indicated that all of the riding would take place on her property, and not on public streets, sidewalks or other public areas. She has also indicated that these activities would take place with only one or two clients per session. These clients would be under the care and supervision of a professional therapist. This therapist(s) would not be an employee of the facility. Ms. Mangrum has also stated that all parking would take place off-street, and on her property.

The Planning Commission must hold a public hearing prior to the issuance of the Conditional Use Permit, where neighbors and other members of the public may comment on the proposed use.

Ms. Mangrum will be present at the meeting to answer any questions you may have about this proposal.

One additional item to note about this request is that Ms. Mangrum is authorized to keep horses at this location, because it can qualify as a 'farm' under our ordinance due to its acreage; however, the City's definition of 'farm' also requires relevant agricultural activities, or the keeping of "livestock or small animals as a source of income."