

<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential, and O-2(CD), office, conditional Proposed Zoning: O-2(CD), office, conditional, and O-2(CD) SPA, office, conditional, site plan amendment
<b>LOCATION</b>	Approximately 1.60 acres located at the north corner of Rozzelles Ferry Road and John McCarroll Avenue
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes an 1,800 square foot garage as an accessory to the existing office/funeral home.
<b>Property Owner Petitioner Agent/Representative</b>	Grier Funeral Service, Inc. Grier Funeral Service, Inc. Vincent Polk
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. The previously submitted elevations for the proposed garage, which showed a one-story, four bay garage have been submitted.</li> <li>2. A note has been added that states two trees will be provided to break up the blank wall facing Rozzelles Ferry Road.</li> <li>3. The existing zoning has been amended to reflect R-22MF and O-2(CD).</li> <li>4. The area proposed to be rezoned has been clearly delineated.</li> <li>5. A note has been added that states signage will comply with Chapter 13 of the Charlotte Zoning Ordinance.</li> <li>6. The existing four-foot sidewalk along John McCarroll Avenue has been shown and labeled.</li> <li>7. A note has been added that states the sidewalk along John McCarroll Avenue will be connected around the utility poles to provide pedestrian access.</li> <li>8. The reference to an existing sign has been removed.</li> <li>9. A note has been added that states the attached garage elevations are conceptual.</li> <li>10. Commitments regarding architectural standards for the proposed garage, such as roof pitch, and exterior building materials have been provided.</li> </ol>
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<b>VOTE</b>	Motion/Second: Allen/Walker
	Yeas: Allen, Dodson, Griffith, Randolph, Simmons and Walker
	Nays: None
	Absent: Rosenburgh
	Recused: None

**ZONING COMMITTEE DISCUSSION** Staff reviewed the petition and noted that the outstanding site plan issues have been resolved. There was not further discussion of this petition.

**STATEMENT OF CONSISTENCY**

This petition is found to be partially consistent and inconsistent with the *Thomasboro-Hoskins Plan* but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Allen).

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW****• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A detached, 1,800 square foot accessory parking garage.
- An 18-foot Class C buffer abutting residential zoning.
- Access from John McCarroll Avenue.
- An existing office/funeral home with associated parking which is included as a site plan amendment to show the relationship between the two uses.
- Elevations for the proposed garage.
- Commitments regarding architectural standards for the proposed garage.
- Trees to soften blank garage wall along Rozzelles Ferry Road.

**• Public Plans and Policies**

- The *Thomasboro-Hoskins Area Plan* (2002), recognizes the existing funeral home/office use that was rezoned by Petition 1994-064, and recommends single family residential up to five dwelling units per acre for the vacant lot.
- The existing office/funeral home use is consistent with the *Thomasboro Hoskins Area Plan*. The remaining portion of the petition is inconsistent with the *Thomasboro Hoskins Area Plan*.

**• STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Neighborhood & Business Services:** No issues.
- **Schools:** Charlotte-Mecklenburg School System does not comment on nonresidential rezoning petitions.
- **Park and Recreation:** No comments received.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
- **LUESA:** No issues.
- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
- The site meets minimum ordinance standards.

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**OUTSTANDING ISSUES**

- None.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Community Meeting Report
- LUESA Review
- Neighborhood & Business Services Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

**Planner:** Sonja Sanders (704) 336-8327