

<b>REQUEST</b>	Text amendment to Sections 10.508, 10.509, 10.608, 10.609, 10.704, 10.708, 10.709, 10.710, 12.603, 12.804, 12.806 and Chapter 12, Part 9, Section (2) of the Zoning Ordinance.
<b>SUMMARY OF PETITION</b>	The petition proposes to: 1) update the name of the department that reviews the vegetative buffer requirements in the watershed overlay districts; the Surface Water Improvement and Management (SWIM) stream buffers; and storm water drainage plans; and 2) update the names of various reference manuals and zoning maps.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Storm Water Services Daryl Hammock, Water Quality & Environmental Permitting Manager
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Fallon).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second:           Lipton/Dodson Yeas:                           Dodson, Fallon, Lipton, Phipps, Rosenburgh, and Walker Nays:                           None Absent:                        Firestone Recused:                      None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff summarized the purpose of the text amendment. There were no questions.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

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

**PLANNING STAFF REVIEW**

- **Background**  
The SWIM ordinance and watershed overlay districts were adopted in the 1990's to address local and federal legislation to protect water quality. At one time, Mecklenburg County was responsible for development plan reviews outside the city limits. This responsibility shifted to the City of Charlotte when the city was given the authority in its extra-territorial jurisdiction. However, references in the ordinances to County review responsibilities were not updated. This has created confusion and has resulted in both the City and County being involved in reviews unnecessarily.

- **Proposed Request Details**

- The text amendment contains the following provisions:
  - Changes the name of the department that reviews the vegetative buffer requirements in all three watershed overlay districts to the Charlotte-Mecklenburg Storm Water Services, instead of the County Environmental Protection Department.
  - Changes the name of the department that reviews the Surface Water Improvement and Management (SWIM) Stream Buffers and the storm water drainage plans to Charlotte-Mecklenburg Storm Water Services, instead of the County Environmental Protection Department.
  - Updates the name of the land development standards manual to the Charlotte Land Development Standards Manual, instead of the Charlotte-Mecklenburg Land Development Standards Manual. The City and the County have separate manuals.
  - Updates the name of the storm drainage manual to the Charlotte-Mecklenburg Storm Water Design Manual, instead of the Charlotte-Mecklenburg Storm Drainage Design Manual.
  - Adds a reference to the Charlotte-Mecklenburg Storm Water BMP Design Manual, instead of referencing the North Carolina Division of Water Quality, where the design standards were located.
  - Updates references to the City of Charlotte Zoning Maps, instead of referring to the Mecklenburg County Zoning Maps.

- **Public Plans and Policies**

- The petition is consistent with adopted policies.

- **Staff Recommendation (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No comments received.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN**

- **Site Design:** There is no site plan associated with this text amendment.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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