**REQUEST**  
Current Zoning: B-1, neighborhood business  
Proposed Zoning: TOD-M, transit oriented development, mixed use

**LOCATION**  
Approximately 0.47 acres located on the south side of West Kingston Avenue between Camden Road and Hawkins Street.

**SUMMARY OF PETITION**  
The petition proposes to rezone the subject site to allow mixed use transit oriented development along the south rail corridor.

**PROPERTY OWNER**  
Shutter Shop Inc.

**PETITIONER**  
Charlotte-Mecklenburg Planning Department

**AGENT/REPRESENTATIVE**  
N/A

**COMMUNITY MEETING**  
Meeting is not required.

**STATEMENT OF CONSISTENCY**  
This petition is found to be consistent with the *South End Transit Station Area Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Zoutewelle).

**ZONING COMMITTEE ACTION**  
The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

**VOTE**  

<table>
<thead>
<tr>
<th>Motion/Second:</th>
<th>Griffith/Zoutewelle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yeas:</td>
<td>Firestone, Griffith, Phipps, Rosenburgh and Zoutewelle</td>
</tr>
<tr>
<td>Nays:</td>
<td>None</td>
</tr>
<tr>
<td>Absent:</td>
<td>Allen and Dodson</td>
</tr>
<tr>
<td>Recused:</td>
<td>None</td>
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</tbody>
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**ZONING COMMITTEE DISCUSSION**  
Staff presented the petition and indicated the conventional request is consistent with the adopted future land use. There was no further discussion.

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

- **Public Plans and Policies**  
  - The *South End Transit Station Area Plan* (2005) recommends mixed use transit supportive land uses on this site.
  - This petition is consistent with the *South End Transit Station Area Plan*. 
• **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 comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **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** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
  - There is no site plan associated with this conventional rezoning request.

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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 Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

**Planner:** Shad Spencer (704) 353-1132