

<b>REQUEST</b>	Text Amendment to Sections 9.1209, 10.813 and 10.908
<b>SUMMARY OF PETITION</b>	The petition proposes to clarify and modify the maximum size of wall signs allowed in the PED, TOD, and TS zoning districts if a ground mounted or monument sign is not utilized.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the community vision and therefore to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Eschert).

<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: Lathrop/Walker Yeas: Allen, Eschert, Johnson, Labovitz, Lathrop, Nealon and Walker Nays: None Absent: None Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff provided a summary 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**
  - TOD and TS current wall sign regulations:
    - Wall signs shall not exceed 5% of the building wall, up to 100 total square feet per wall.
    - Wall signs may be increased by 20 square feet per sign, in lieu of a ground mounted or monument sign.
  - PED current wall sign regulations:
    - Wall signs shall not exceed 5% of the building wall, up to 100 square feet.
    - Wall signs may be increased by 10% per sign in lieu of a ground mounted or monument sign.
- **Proposed Request Details**  
The text amendment contains the following provisions:
  - Modifies the regulations to allow the area of wall signs to increase from a maximum of 100 total square feet per building wall, up to 120 total square feet per building wall, in lieu of a ground mounted or monument sign.

- As a result of this text amendment, the following will be accomplished:
    - Eliminates the unintended consequences of the provisions that allow multiple wall signs to be increased by 20 square feet each in the TOD and TS zoning district regulations, in lieu of a ground mounted or monument sign; and
    - Clarifies language and creates consistency regarding the maximum size of all wall signs located on any building wall in the TOD, TS, and PED zoning districts.
  - **Public Plans and Policies**
    - The petition is consistent with the community vision.
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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 comments received.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Engineering and Property Management:** 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:**
    - 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 Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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