



Zoning Committee

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**REQUEST**

Current Zoning: B-1 (neighborhood business) and TOD-M (transit oriented development- mixed use)  
Proposed Zoning: TOD-M (O) (transit oriented development- mixed use, optional)

**LOCATION**

Approximately 0.53 acres located on the west side of South Boulevard, between E. Kingston Ave and East Boulevard.  
Council District 3 - Mayfield

**PETITIONER**

ABW Charlotte, LLC

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**ZONING COMMITTEE  
ACTION  
VOTE**

The Zoning Committee vote 7-0 to recommend APPROVAL of this petition.

Motion/Second: Spencer / Majeed

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

One commissioner had a question about a comment from the public hearing regarding water capacity in the area. Staff responded that the issue is not with water capacity but with sewer capacity in South End. The subject petition was outside of the area in question and staff did not have an issue with the petition being approved.

There was no further discussion of this petition.

**ZONING COMMITTEE  
STATEMENT OF  
CONSISTENCY**

The Zoning Committee voted 7-0 (motion by Spencer Seconded by McMillan) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *South End Transit Station Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The subject site is within ¼ mile walk of the East/West Transit Station on the LYNX Blue Line; and

- The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district which includes office, residential, retail, and civic uses; and
- The petition will maintain and renovate one existing structure, and will improve the vacant lot with an outdoor entertainment space and patio and will close and remove two existing curb cuts along South Boulevard and two existing curb cuts along Kingston Avenue; and
- The petition will install parallel parking adjacent to the property boundary on South Boulevard and install reverse-angle parking adjacent to the property boundary on Kingston Avenue.

**Planner**

Solomon Fortune (704) 336-8326