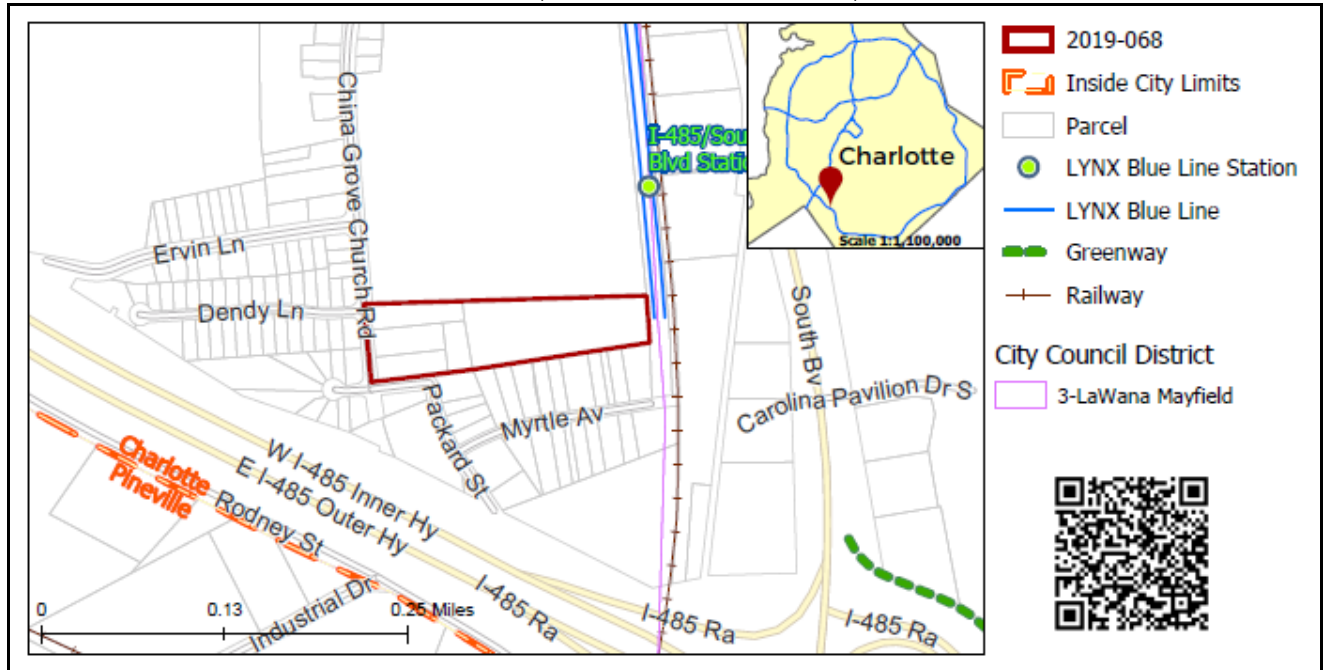


**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: R-8 (single family residential)

**LOCATION**

Approximately 6.17 acres on the east side of China Grove Church Road, west of South Boulevard, north of I-485.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the R-8 (single family residential) zoning district on a site next to the I-485/ South Boulevard Transit Station.

**PROPERTY OWNER**

Robert Eugene Davis, Frances Elizabeth Davis Webb, Robert S. and Frances D. Webb

**PETITIONER  
AGENT/REPRESENTATIVE**

Blu South, LLC  
Mark Williams

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

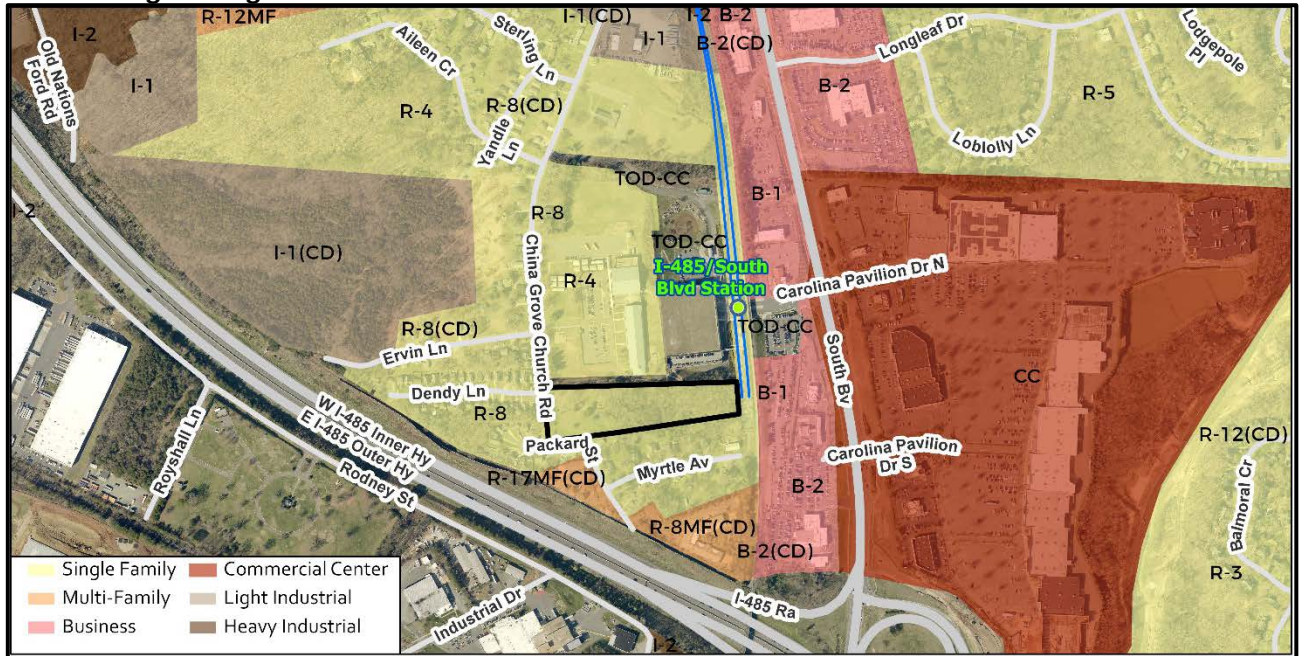
The petition is **consistent** with the *Sharon & I-485 Transit Station Area Plan* recommendation for residential at 8 units per acre.

Rationale for Recommendation

- This proposal is consistent with the area plan recommendation.
- The site is adjacent to the I-485/South Blvd Transit Station.
- The proposed zoning is consistent with the surrounding residential zoning districts in the area, which include R-4 and R-8 (single family residential) and R-8(CD) (single family residential, conditional) districts.
- The proposed zoning will help to maintain the low to moderate density residential character of the Sterling neighborhood.

## PLANNING STAFF REVIEW

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



The area surrounding the site is developed with a mixture of uses including single family residential in a mixture of R-8, R-8(CD) and R-4 zoning, a school (Sterling Elementary) in R-4 zoning and the I-485/South Boulevard Transit station. Further south is multi-family development abutting I-485 and further west off Ervin Lane is vacant land in industrial zoning.



The site is vacant.

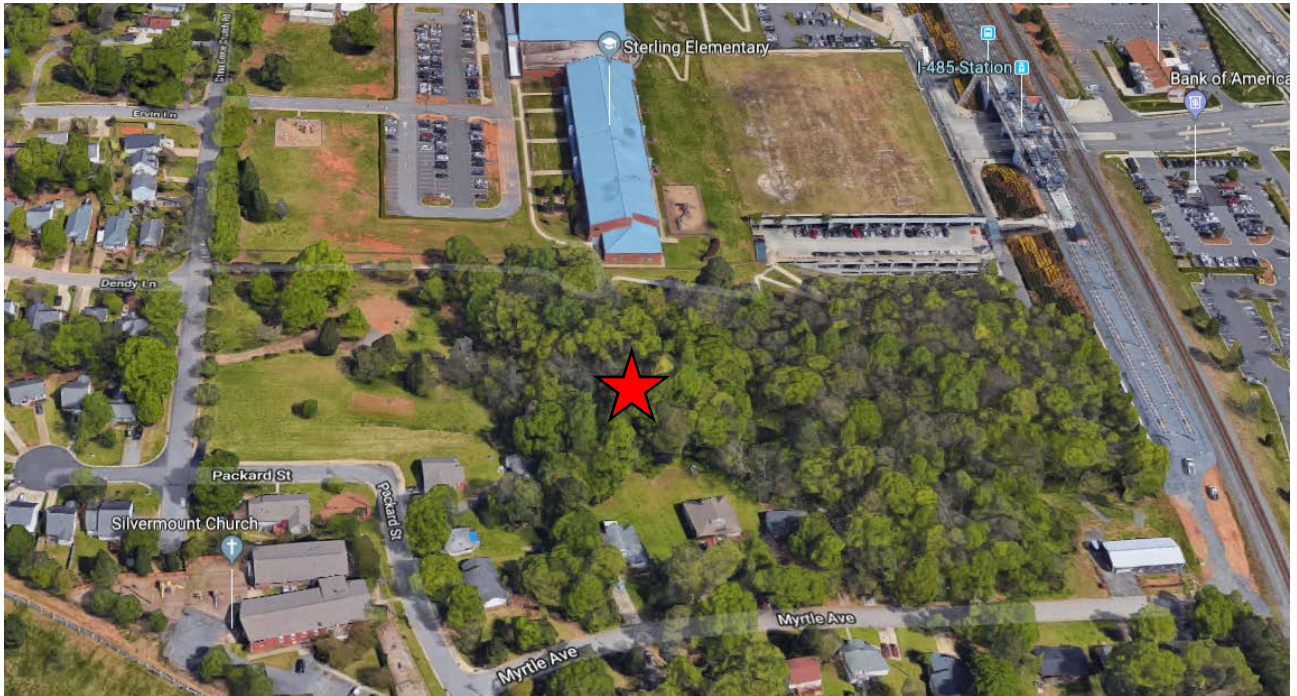


South of the site along Myrtle Avenue are single family homes.



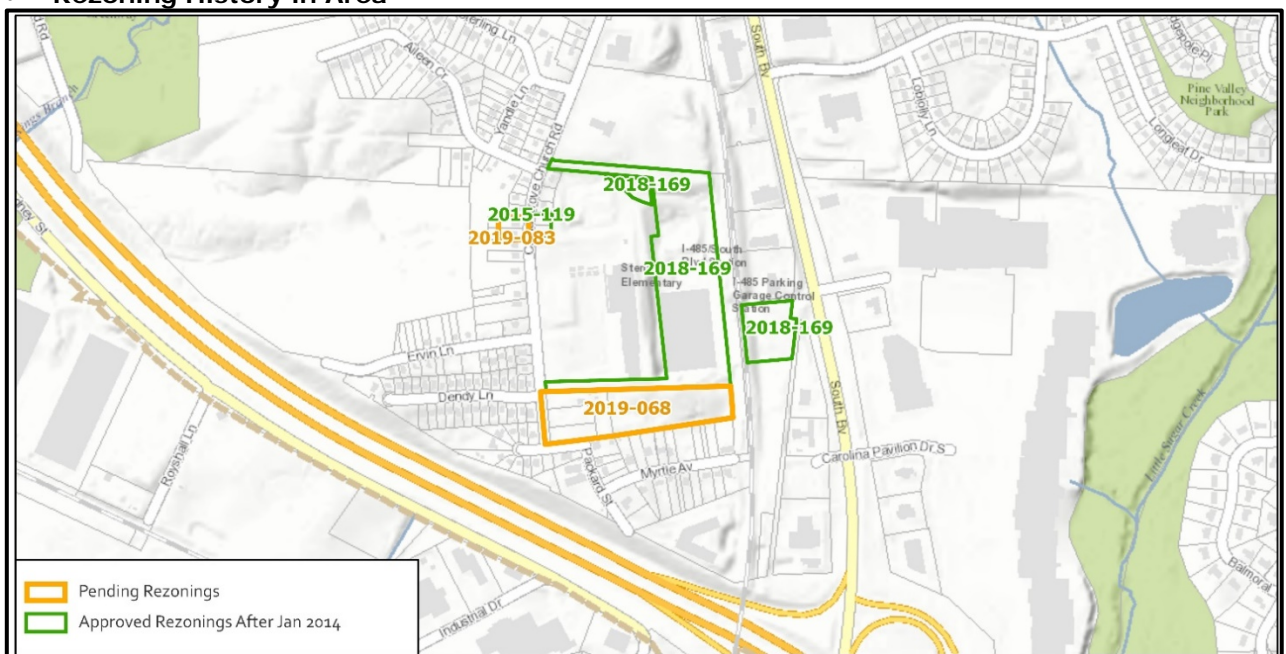


West of the site, across China Grove Church Road fronting Dendy Lane and Packard Street are single family homes.



North of the site indicated by red star, is Sterling Elementary School, and east of the site is the I-485 Transit Station and freight/transit rail corridor.

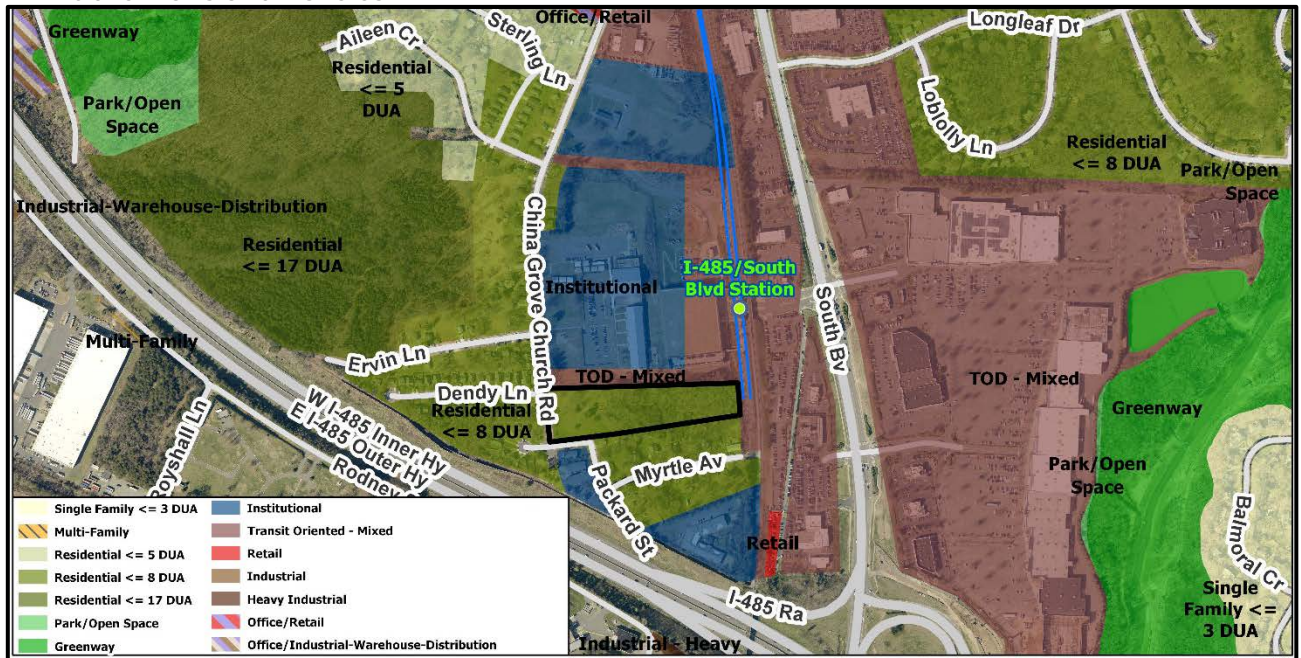
- Rezoning History in Area**





Petition Number	Summary of Petition	Status
2015-119	Rezoned .338 acres on the east side of China Grove Church Road, north of the site, from R-4 to R-8.	Approved
2018-169	Translated classification of numerous parcels along the Blue Line to TOD-CC as part of the adoption of the TOD text amendment.	Approved
2019-083	Proposes to rezone 0.56 acres on the west side of China Grove Church Road, north of the site, from R-4 to R-8.	Pending

• **Public Plans and Policies**



- The *Sharon & I-485 Station Area Plan* (2009) recommends single family residential at 8 units per acre for this site.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is in a corridor outside Route 4 and is adjacent to the Sharon & I-485 Transit Station. There is currently curb, gutter, and 6-foot back-of-curb sidewalk along both Packard Street and China Grove Church Road. CDOT will work with the petitioner during permitting to determine the location of new streets and upgrade the existing streetscape in accordance with city standards to support the proposed increased density of the rezoning.
  - See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on vacant land).  
Entitlement: 280 trips per day (based on 24 dwellings in R-4).  
Proposed Zoning: 540 trips per day (based on 49 dwellings in R-8).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 14 students, while the development allowed under the proposed zoning may produce 29 students. Therefore, the net increase in the number of students possibly generated from the existing zoning to the proposed zoning is 15 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Sterling Elementary from 111% to 114%
    - Quail Hollow Middle no increase; remain at 104%
    - South Mecklenburg High no increase; remain at 126%.

- See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Charlotte Water:** No comments submitted.
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Land Development:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Storm Water Services:** No comments submitted.
    - **Urban Forestry:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
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See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

**Planner:** John Kinley (704) 336-8311