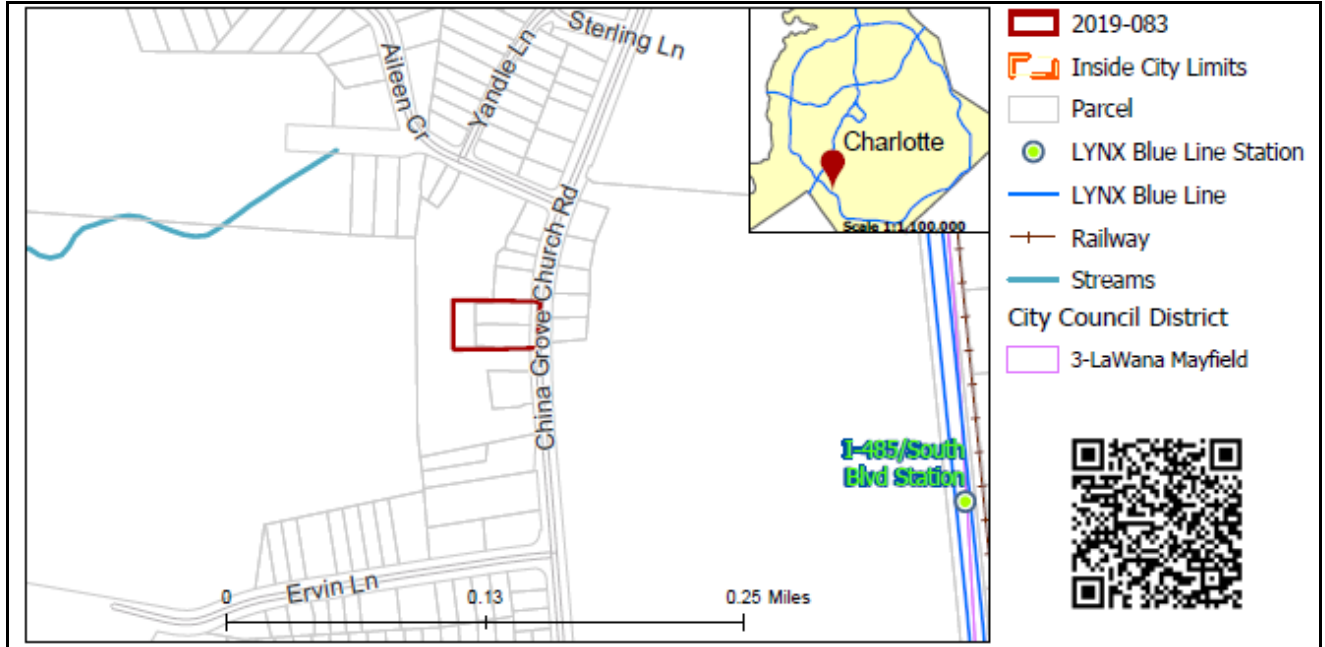


**REQUEST**

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

**LOCATION**

Approximately 0.56 acres located on the west side of China Grove Church Road, south of Aileen Circle, north of Ervin Lane.



**SUMMARY OF PETITION**

Proposes to allow all uses in the R-8 (single family residential) district for a site located in south Charlotte near the I-485/South Boulevard transit station.

**PROPERTY OWNER  
PETITIONER**

Borgin Properties, LLC  
James M. Howell

**AGENT/REPRESENTATIVE**

Joseph Whaley, Yarbrough-Williams & Houle Inc.

**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

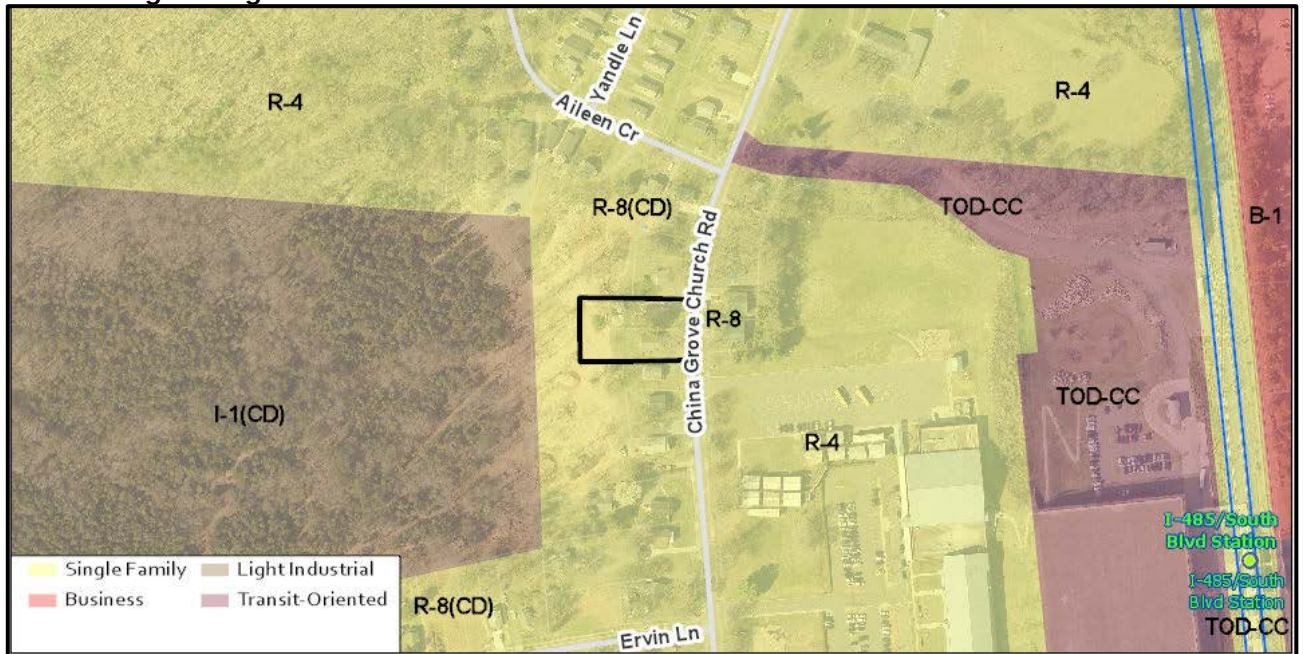
- This proposal is consistent with the area plan recommendation.
- The proposed zoning is consistent with the residential zoning districts in the surrounding area, which include R-4 and R-8 (single family residential) and R-8(CD) (single family residential, conditional) districts.
- All adjacent parcels are currently zoned R-8 or R-8(CD).
- The proposed zoning will help to maintain the low to moderate density residential character of the Sterling neighborhood.
- The site is within ¼ mile walk of the I-485/South Boulevard Transit Station.

**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 Blvd 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 developed with two single family homes.



East of the site, across China Grove Church Rd. are two single family homes recently constructed on property rezoned to R-8 in 2015.



South of the site along China Grove Church Rd are single family homes.

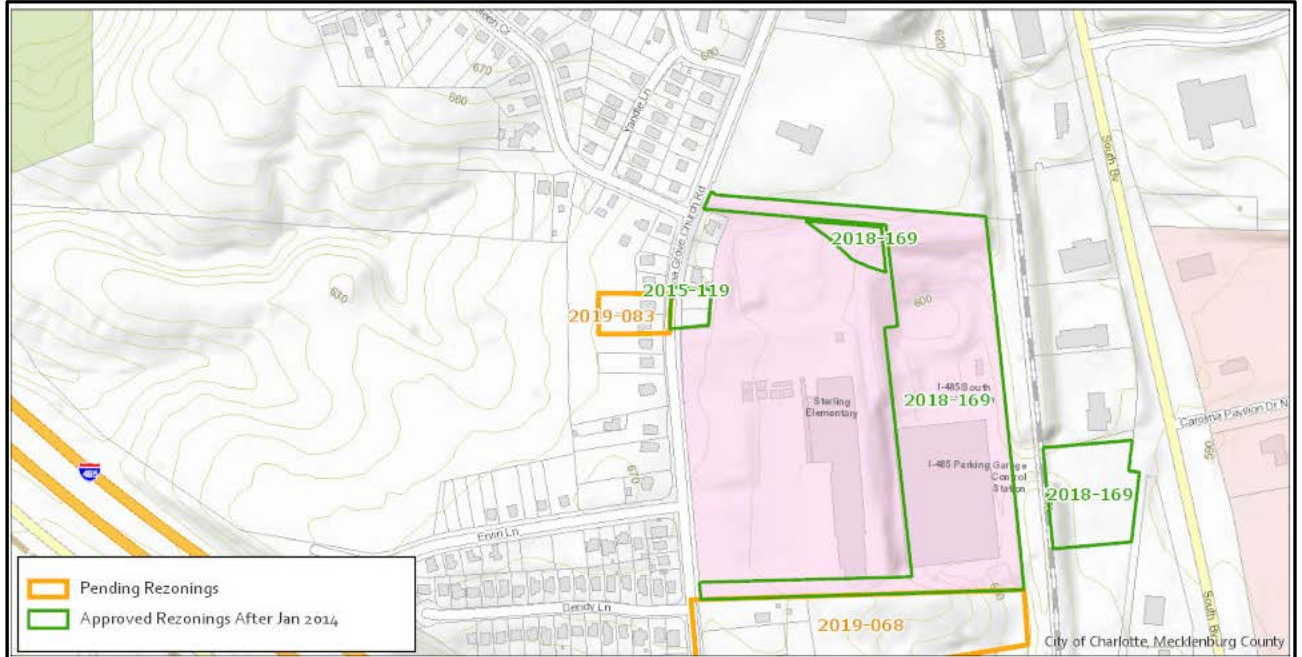


North of the site along China Grove Church Rd are single family homes.



West of the site (indicated by red star) is vacant land.

• **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
2019-068	Proposes to rezone approximately 6.17 acres on the east side of China Grove Church Road, south of the site, from R-4 to R-8.	Pending

• **Public Plans and Policies**



- The *Sharon & I-485 Station Area Plan (2009)* recommends residential land uses at 8 units per acre.

- **TRANSPORTATION CONSIDERATIONS**

- The site is on a minor collector and is approximately ¼ mile from the I-485 / South Boulevard LYNX Blue Line Station. There is existing curb and gutter and back of curb sidewalk along the street frontage. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with city ordinance.
- See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 20 trips per day (based on 2 dwelling units in R-4).
    - Entitlement: 20 trips per day (based on 2 dwelling units in R-4).
  - Proposed Zoning: 40 trips per day (based on 4 dwelling units in R-8).

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

- **Charlotte Area Transit System:** No outstanding issues.
  - **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
  - **Charlotte Fire Department:** No outstanding issues.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 1 student, while the development allowed under the proposed zoning may produce 2 students. Therefore, the net increase in the number of students possibly generated from the existing zoning to the proposed zoning is 1.
    - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
      - Sterling Elementary - no increase (111%)
      - Quail Hollow Middle - no increase (104%)
      - South Mecklenburg High - no increase (126%)
      - See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along China Grove Church Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along China Grove Church Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Urban Forestry:** No outstanding issues.
  - **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 outstanding issues.
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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