

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

Rezoning Petition No. 2006-011

Property Owners:	Various
Petitioner:	Homeowners of Hermitage Court
Location:	South of Dartmouth Place and west of Providence Road in the Myers Park Neighborhood
Request:	Add an HD-O (Historic District Overlay) District to the existing R-3, R-5, R22MF and R-6MF (CD) Districts, creating the Hermitage Court Local Historic District
Action:	The Zoning Committee voted 4-1 to recommend APPROVAL of this petition.
Vote:	Yeas: Carter, Cooksey, Howard, Hughes, and Ratcliffe
	Nays: None
	Absent: Farman, and Sheild

Summary of Petition

In the summer of 2005, staff began working with property owners along Hermitage Court to establish roughly 40 individual properties as a local historic district. The area proposed to be in the district includes the stone gates at Hermitage Court and Providence Road, and the other at Hermitage Court and Hermitage Road. The street, located within the Myers Park neighborhood, is wholly contained within the Myers Park National Register Historic District. The National Register of Historic Places contains an inventory of the buildings on this street, and of the 35 inventory listings on Hermitage Court, all but two are listed as contributing properties to the historic character of the street. With the exception of two later multi-family projects, the homes in the proposed Local Historic District all were constructed between 1913 and 1925, and include some of the oldest homes in the neighborhood.

On December 14th, 2005, The Charlotte Historic District Commission reviewed the proposed Hermitage Court Local Historic District, and voted unanimously to endorse the proposed designation. As required by local and state statute, HD staff has requested a review of the proposed district from the NC State Historic Preservation Office in Raleigh.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the addition of the historic district overlay would require home owners to get Historic District Commission approval on additions and modifications to their structures. The proposed overlay is consistent with the adopted plans and staff recommended approval.

The Commission discussed the fact that 33 out of 40 property owners want the designation. They acknowledged the oppositions good presentation. They asked if there are any other streets, as opposed to areas, in Charlotte that are historic districts. John Rogers noted that there are not and added that this street has a coherent history of its own, which merits the designation.

Statement of Consistency

A motion was made by Cooksey and seconded by Carter finding this petition within the power and authority of the City of Charlotte. The Zoning Committee unanimously approved this motion.

Vote

Upon a motion made by Carter and seconded by Ratcliffe, the Zoning Committee voted unanimously to recommend approval of this petition.

Minority Opinion

The minority of the Zoning Committee was not willing to add the historic designation and associated restrictions without full consensus of the property owners.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.