

**ZONING COMMITTEE
RECOMMENDATION
October 24, 2007**

Rezoning Petition No. 2007-119

Petitioner: Charlotte-Mecklenburg Planning Department

Request: Text amendment to clarify that the Historic District Overlay regulations regarding compatibility, context, and appropriateness of exterior design shall supersede other underlying or overlay zoning district regulations.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this text amendment.

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, Sheild

Nays: None

Absent: None

Summary of Petition

This text amendment clarifies that the Historic District Overlay regulations regarding compatibility, context, and appropriateness of exterior features, as described in Section 10.204 shall supersede other underlying or overlay zoning district regulations. Section 10.204 defines exterior features as: the architectural style, general design, and general arrangement of the buildings or structures; the kind and texture of the buildings materials; the size and scale of the building; the type and style of the windows, doors, light fixtures, signs, and other appurtenant fixtures; color of the buildings or structures; and important landscape and natural features on the site).

Text changes to this effect are proposed in three districts: the Historic District Overlay, the Transit Supportive, and the Pedestrian Overlay District regulations.

In addition, this text amendment also adds a new definition for “zoning districts”:

Zoning Committee Discussion/Rationale

Keith MacVean summarized the text amendment, and noted what exterior features were covered in the text amendment.

One Commissioner noted that DCDA had sent a letter supporting the text amendment. Another Commissioner asked if the process included a stakeholder group? Mr. MacVean stated that a stakeholder group was not formed.

Statement of Consistency

Upon a motion made by Commissioner Johnson and seconded by Commissioner Sheild, the Zoning Committee unanimously found this petition to be consistent with adopted plans and policies, and reasonable, and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.