

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
October 26, 2011
4:30 P.M.

Deferral (to January)	<p>1. Petition No. 2010-080 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify the regulations for "Outdoor Seasonal Fresh Produce Sales" by 1) renaming them to "Outdoor Fresh Produce Stands", 2) expanding the zoning districts in which they are permitted with prescribed conditions, and 3) modifying the prescribed conditions.</p> <p>Staff recommends a two-month deferral to the January 4, 2011 Zoning Committee meeting.</p> <p>Attachment 4</p> <p>Update: Staff recommends a three-month deferral.</p>
Solomon Fortune	<p>2. Petition No. 2011-060 by Ronald E. Shaver for a change in zoning for approximately 0.55 acres located on the north side of North Alexander Street and east of the intersection of East 37th Street and North Alexander Street from I-2 to R-5.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 20</p> <p>Update: There are no outstanding issues with this conventional petition.</p>
Sonja Sanders	<p>3. Petition No. 2011-061 by Robert D. Smith for a change in zoning for approximately 10.46 acres located on Browne Road and across from Amber Glen Drive from R-3 and INST(CD) to INST(CD) and INST(CD) SPA.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 21</p> <p>Update: The following issues have been addressed:</p> <ol style="list-style-type: none"> 1. Showed and labeled Class C buffer abutting residential zoning to the south and east. 2. Specified scale on site plan. 3. Deleted the unrequired tree save area previously shown at rear of the property. 4. Removed hatching as delineation of rezoning area.
Sonja Sanders	<p>4. Petition No. 2011-062 by Kempo Corporation for a change in zoning for approximately 3.69 acres located on the east side of Statesville Road between Cindy Lane and Nevin Road from B-1 to B-2.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 22</p> <p>Update: There are no outstanding issues with this conventional petition.</p>

Shad Spencer	<p>5. <u>Petition No. 2011-063</u> by Tyvola Oak Lake, LLC for a change in zoning for approximately 2.99 acres located on the north side of Yorkmont Road between Oak Lake Boulevard and West Tyvola Road from I-1 to NS.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 23</p> <p>Update: There are no outstanding issues with this petition.</p>
Claire Lyte-Graham	<p>6. <u>Petition No. 2011-066</u> by 52 Eighty, LLC for a BD(CD) site plan amendment for approximately 4.15 acres located on the south side of Cross Beam Road between Beam Road and Rose Lake Drive.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 24</p> <p>Update: The following issue has been addressed:</p> <p>1. The petitioner has added "rezoning petition 2011-066" to Sheet Z.100.</p>
Tammie Keplinger (Decision Deferred to December Council Meeting)	<p>7. <u>Petition No. 2011-067</u> by Twilight Caribbean Restaurant for a change in zoning for approximately 0.32 acres located on the north side of Berkeley Place Drive near the intersection of West Mallard Creek Church Road and Berkeley Place Drive from CC to MUDD(CD).</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 25</p> <p>Update: There are no outstanding issues with this petition.</p>
Claire Lyte-Graham	<p>8. <u>Petition No. 2011-069</u> by Charlotte Mecklenburg Planning Department for the establishment of B-2 (PED) zoning for approximately 0.43 acres located near the southeast corner at the intersection of Pecan Avenue and Commonwealth Avenue.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 27</p> <p>Update: There are no outstanding issues with this conventional petition.</p>
Solomon Fortune	<p>9. <u>Petition No. 2011-070</u> by Hunter's Affordable Bonding for a change in zoning for approximately 0.10 acres located on Charlottetowne Avenue at the intersection of Fox Street and Charlottetowne Avenue from R-22MF to O-1.</p> <p>Staff recommends approval of this petition.</p> <p>Attachment 28</p> <p>Update: There are no outstanding issues with this conventional petition.</p>
Sandy Montgomery	<p>10. <u>Petition No. 2010-079</u> by Charlotte-Mecklenburg Planning Commission for a text amendment to the City of Charlotte Zoning Ordinance regarding eco-industrial facilities.</p> <p>Update: Staff was asked at the April 27, 2011 Zoning Committee meeting to provide an update every three months. The eco-industrial text amendment has been expanded to include alternative energy facility definitions and regulations. A consultant is providing research and recommendations to staff.</p>

Shad Spencer	<p>11. Innovative Request for Rezoning Petition 1974-031 - Buck Wearn, owner of 7026 Ballentyne Court, is requesting approval of innovative provisions for his 0.21 acre parcel located within the Quail Hollow Number 3 Subdivision located on the south side of Gleneagles Road. The following items are the requested innovative provisions:</p> <ul style="list-style-type: none"> • Extensions into the 35-foot rear yard limited to porches, decks, greenhouses, covered patios and utility rooms. Extensions into the rear yard limited to: <ul style="list-style-type: none"> • 20 percent of the area of the rear yard, • 25 percent of the depth of the rear yard, and • 50 percent of the width of the dwelling. • Reduce the required 6-foot side yard to 3 feet <p>Staff will provide a recommendation at the meeting.</p>
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