

**ZONING COMMITTEE
RECOMMENDATION
June 27, 2007**

Rezoning Petition No. 2006-119

Property Owner: Charlotte Mecklenburg Historic Landmarks Commission

Petitioner: Don and Caroline Naysmith

Location: Approximately 4.0 acres on the northeast corner of N. Sharon Amity Road and Shamrock Drive

Request: Change from R-3, single family residential, to B-2(CD), conditional general business

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition based upon the following modifications:

- A note has been added that generally all trees over 4 inches in diameter and outside construction areas will be preserved.
- A pad for the bus shelter will be constructed at the location noted and approved by the Historic Landmarks Commission.

Vote:

Yeas:	Chiu, Lipton, Loflin, Ratcliffe, Sheild and Simmons
Nays:	None
Absent:	Rosenburgh

Summary of Petition

This petition seeks to reuse an historic property for a combination of bed and breakfast, conference center, and wedding facility. The site plan accompanying this petition contains these additional provisions:

- There is a 21-foot Class “C” buffer around the property with a black vinyl clad chain link fence on the exterior. That fence has been accepted by adjoining property owners. On the public street frontages there is a wrought iron fence with brick columns every 80 feet.
- There are wrought iron gates at the two entrances and no sidewalks from the facilities to the public sidewalks along the streets.
- No amplified music will be allowed outdoors after 11:00pm or before 10:00am.
- Petitioner will be seeking variances for several items, including the sidewalk connections to the public sidewalks. Some requested relief is not available through a variance.
- Water quality improvements are being proposed in accordance with the recommendations of Storm Water Services.

Zoning Committee Discussion/Rationale

The staff reviewed the petition and noted that with the corrections to the site plan noted above, this petition was appropriate for approval. There was no discussion among the Zoning Committee members.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Ratcliffe the Zoning Committee unanimously found this petition to be inconsistent with the East District Plan but to be reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Sheild and seconded by Commissioner Simmons the Zoning Committee voted unanimously to recommend approval of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.