

<b>REQUEST</b>	Current Zoning: R-4 (single family residential) Proposed Zoning: R-8 (single family residential)
<b>LOCATION</b>	Approximately 0.338 acres located on the east side of China Grove Church Road between Aileen Circle and Ervin Lane. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses in the R-8 (single family residential) zoning district.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Mary Cuthbertson Trust Mary Cuthbertson Luella Hinson
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be consistent with the <i>Sharon &amp; I-485 Transit Station Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends residential use at eight dwelling units per acre for the site.</li> </ul> <p>Therefore, this petition is reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The subject site is within ¼ mile walk of the I-485 Transit Station on the LYNX Blue Line; and</li> <li>• The subject site is divided into two parcels, one of which is unbuildable in its current configuration. A rezoning to R-8 would allow the parcels to be reconfigured into two buildable lots; and</li> <li>• The proposed zoning is consistent with current zoning of most of the other residential parcels along and off China Grove Church Road; and</li> <li>• The proposed zoning will help to maintain the low to moderate density residential character of the Sterling neighborhood;</li> </ul> <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Wiggins).</p>
<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition.
<b>VOTE</b>	<p>Motion/Second: Nelson/Eschert Yeas: Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan, and Wiggins Nays: None Absent: None Recused: None</p>
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this conventional petition noting that the request is consistent with the <i>Sharon &amp; I-485 Transit Station Area Plan</i> . There was no further discussion of this petition.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Allows all uses permitted in the R-8 (single family residential) zoning district. The uses allowed by right include single family dwellings, duplex, triplex and quadraplex units, farms and parks and greenways. Uses allowed with prescribed conditions include elementary and secondary schools, government buildings, and religious institutions.

- **Public Plans and Policies**

- The *Sharon & I-485 Transit Station Area Plan* recommends residential use at eight dwelling units per acre. The site is within a ¼ mile walk of the I-485/South Boulevard Transit Station, but is recommended for continued lower density residential to preserve the character of the Sterling neighborhood.

- **TRANSPORTATION CONSIDERATIONS**

- No issues.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Solid Waste Services:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Department of Solid Waste Services Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review
  - Engineering and Property Management Review

**Planner:** John Kinley (704) 336-8311