

Mayor Patrick L. McCrory Mayor Pro Tem Susan Burgess
Michael Barnes John W. Lassiter
Nancy Carter Don Lochman
Andy Dulin James E. Mitchell, Jr.
Anthony Foxx Patrick Mumford
Patsy Kinsey Warren Turner

CITY COUNCIL ZONING AGENDA
Monday, September 18, 2006

5:00PM – Council/Manager Dinner
Meeting Chamber Conference Room

6:00PM – Zoning Decisions/Hearings
Meeting Chamber

DINNER MEETING

- ***Review of Agenda – Keith MacVean***

DECISIONS

1. **Petition No. 2006-19 (decision)** by *Family Support Services, Inc.* for a change in zoning of approximately 9.8 acres located north of The Plaza and east of Glenfiddich Drive from R-4 to INST.

A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.

The Zoning Committee found this petition to be consistent with the Eastside Strategy Plan and unanimously recommended **APPROVAL** of this petition with the following modifications:

- A minimum five-foot sidewalk is constructed from the existing buildings to the public sidewalk.
- A bus shelter pad is constructed per CATS standards.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 1

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-019.htm>

2. **Petition No. 2006-59 (decision)** by *Self Storage Development, LLC* for a change in zoning of approximately 5.6 acres located east of the intersection of Annalexa Lane and Ballantyne Commons Parkway from R-3 to BD(CD).

The Zoning Committee unanimously recommended a **DEFERRAL** of this petition until September 27, 2006.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 2

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-059.htm>

3. **Petition No. 2006-60 (decision)** by *Withrow Capital Investments, LLC / Cambridge Properties, Inc.* for a change in zoning of approximately 120.0 acres located north of the intersection of Brookshire Boulevard and Interstate-485 from B-1(CD), O-1(CD), R-4 & R-3 (LWPA) to NS and B-D(CD) (LWPA).

Three protest petitions have been filed, two are sufficient to invoke ¾ majority-voting rule, one is not.

The Zoning Committee found this petition consistent with the Brookshire Boulevard/I-485 Area Plan and unanimously recommended **APPROVAL** of this petition with the following modifications:

- Increase the Mt. Holly-Huntersville right-of-way on the Site side to 70 feet beginning at NC16 and extending 1,300 feet easterly and then tapering to no more than 60 feet for the balance, with the understanding reached with CDOT that this additional right-of-way may be reduced if the entire amount committed is not necessary to accommodate the improvements depicted on Petitioners' Technical Data Sheet, including a 5 foot wide bike lane, the cost of which the City has agreed to bear. The final width of the additional right-of-way will be determined based on the final design for these roadway improvements approved by CDOT and NCDOT.
- As agreed by Staff, the interior landscape strip within the setback along Mt. Holly-Huntersville Road will be reduced from 15 feet to 10 feet such that the entire setback beginning at the back of curb will become 24 feet (previously 29 feet). The reduction will allow for a bike land along Mount Holly Huntersville Road.
- The Development Standards will be modified such that the Petitioners will be required to pay 50% of the signal costs at Access C if and when such a signal is approved by NCDOT and CDOT. Additionally, the Petitioners will be required to pay 100% of the cost of changing Access B from full access to a protected left-over access contemporaneously with the installation of the signal at Access C.
- The Mt. Holly-Huntersville Road westbound dual-left turn stacking will be modified so as to create 2 left turn lanes, each with a minimum of 250 feet of stacking.
- A brick wall at least 6 feet in height will be constructed to separate the office portion of the property from the adjoining residential homes fronting Mt. Holly-Huntersville Road.
- Petitioners will install a treescape on both sides of the connector road between Chastain Park and Mountain Island Promenade. These trees will be planted opposing each other in order to create a streetscape entry.
- The Access A internal entrance roads, as recently detailed by Kubilins Transportation Group, will be modified in accordance with the discussions with Scott Putnam. These items will be reflected on the Schematic Site Plans as well as the Technical Data Sheet.
- Construction of Access A, as recently detailed by Kubilins Transportation Group and modified per discussions with Scott Putnam, and all of the improvements along Mt. Holly-Huntersville Road associated with Access A (other than Access B) will be required to be completed prior to the issuance of C/Os for the first 75,000 square feet of development. No other roadway improvements, (including, but not limited to, commitments associated with the NC 16/Huntersville-Mt. Holly intersection and Access B), will be required for the initial 75,000 square feet of development.
- The petitioner will continue to work the CMS on a viable setting for the proposed school.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 3

<http://www.charneck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-060.htm>

4. **Petition No. 2006-73 (decision)** by *Project Innovations, LLC*. for a change in zoning of approximately 0.9 acres located on Belle Terre Avenue west of Thomas Avenue and south of Kennon Street from R-5 to UR-2(CD).

The Zoning Committee found this petition inconsistent with the Belmont Area Revitalization Plan and the Central District Plan and unanimously recommended **APPROVAL** of this petition.

Staff disagrees with the recommendation of the Zoning Committee due to the nonconformity with adopted plans and recent corrective rezonings in the area.

Attachment No. 4

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-073.htm>

5. **Petition No. 2006-85 (decision)** by *Robert T. Godley Family, LLC* for a change in zoning of approximately 6.3 acres located on the southeast corner of Westinghouse Boulevard and Goodrich Drive from I-1 and I-2 to I-2(CD).

The Zoning Committee found this petition consistent with the Southwest District plan and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 5

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-085.htm>

6. **Petition No. 2006-87 (decision)** by *Cotswold Center, et al* for a change in zoning of approximately 21.7 acres located on the northwest corner of Randolph and Sharon Amity Roads from B-1SCD to CC.

A protest petition has been filed, sufficiency yet to be determined.

The Zoning Committee found this petition consistent with the South District Plan and unanimously recommended **APPROVAL** of this petition with the following modifications:

- A note will be added to the site plan prohibiting overnight parking/loading/unloading at the loading dock for the new building.
- Wax myrtles or similar vegetation will be planted within the easternmost 48 feet of the planting strip along Cotswold Condominiums.
- Approximately 246 feet of eight-foot high vinyl fencing will be installed from the western end of the bank parcel. Existing chain link fence will be removed.
- A pedestrian walkway will be installed from the abutting condominiums to the eastern end of the Harris Teeter sidewalk, including a crosswalk of the service drive.

- If a left turn lane from Sharon Amity Road has not been approved and funded prior to the issuance of certificates of occupancy for the proposed building, CDOT may require “pork chops” to be installed at the eastern and western existing access points on Sharon Amity Road prior to the issuance of those certificates of occupancy.
- **Owners of adjacent former bank property must agree to modifications.**

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 6

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-087.htm>

7. **Petition No. 2006-89 (decision)** by *The Boulevard @ 1500 S. Church, LLC* for a change in zoning of approximately 1.86 acres located on the west side of S. Church Street south of W. Summit Avenue from I-1 to MUDD(CD).

The Zoning Committee found this petition consistent with the South End Transit Station area Plan and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 7

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-089.htm>

8. **Petition No. 2006-90 (decision)** by *City of Charlotte, EDO* for a change in zoning of approximately 8.4 acres located on the west side of South Boulevard south of Clanton Road from I-2 to TOD-M.

The Zoning Committee found this petition consistent with the Transit Station Area Principles and the Central District Plan and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 8

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-064.htm>

9. **Petition No. 2006-91 (decision)** by *Charlotte-Mecklenburg Planning Commission* for a change in zoning of approximately 1.5 acres located on the west side of S. Tryon Street south of Carson Boulevard from I-2 to TOD-M.

The Zoning Committee found this petition consistent with the South End Transit Station area Plan and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 9

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-091.htm>

10. **Petition No. 2006-92 (decision)** by *Roger Lewis (Crosland), Alpha Mill, LLC and Charles Woodyard, Charlotte Housing Authority* for a change in zoning of approximately 1.87 acres located between N. Brevard and N. Caldwell Streets and between E. 12th and E. 13th Streets from MUDD, MUDD(CD) and MUDD-O to MUDD-O.

The Zoning Committee this petition consistent with the Optimist Park Neighborhood Plan and the Transit Station Area Principles and unanimously recommended **APPROVAL** of this petition. Committee member Carter was excused due to potential conflict of interest.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 10

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-092.htm>

11. **Petition No. 2006-93 (decision)** by *Charlotte-Mecklenburg Planning Commission* for adoption of a text amendment to the City of Charlotte Zoning Ordinance to clarify the definition of “lot width” so that in the third method by which the lot width can be determined, the residential lots must be “created along new streets”, in order to use this definition.

A new definition for “building envelope” has been added in this text amendment. A requirement has been added that all residential lots shall establish a building envelope sufficient to meet the Minimum Housing Code requirements.

The Zoning Committee voted unanimously to **DEFER** this petition to September 27, 2006 to allow further study of the issues and concerns.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 11

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-093.htm>

12. **Petition No. 2006-94 (decision)** by *Charlotte-Mecklenburg Planning Commission* for adoption of a text amendment to the City of Charlotte Zoning Ordinance to revise the current definitions for “manufactured home”, “mobile home”, and “modular home” to be more in line with the federal and state definitions of each term.

The Zoning Committee found this petition to be consistent with adopted policy and in the public interest and unanimously recommended **APPROVAL** of this petition.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 12

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-094.htm>

13. **Petition No. 2006-96 (decision)** by *Phillips Development and Realty, LLC* for a change in zoning of approximately 41.2 acres located on the west side of McCullough Drive south of W.T. Harris Boulevard from O-2(CD) and B-2(CD) to NS.

The Zoning Committee found this petition consistent with the *Transit Station Area Principles* and unanimously recommended **APPROVAL** of this petition with the following modifications:

- A note will be added to the site plan stating that 50 percent of the trees within the view corridors will be retained and that trees 8 inches or greater in caliper may be limbed up.
- Additional notes regarding building materials for the proposed apartments will be added to the plan.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 13

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-096.htm>

14. **Petition No. 2006-98 (decision)** by *Ken Kayla Real Estate, LLC* for a change in zoning of approximately 1.4 acres located on the north side of Mt. Holly-Huntersville Road just east of Mt. Holly Road from B-1(CD)LWPA to B-2(CD)LWPA.

The Zoning Committee found this petition consistent with the North West District Plan and unanimously recommended **APPROVAL** of this petition with the following modification:

- An internal sidewalk will be provided between the parking for the proposed restaurant and the shopping center parking. The sidewalk will extend from the main center to Mt. Holly Huntersville Road.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 14

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-098.htm>

15. **Petition No. 2006-99 (decision)** by *Diamond Oak Development, Inc.* for a change in zoning of approximately 0.46 acres located on the southeast corner of Grandin Road and W. 4th Street from R-5 to MUDD(CD).

The Zoning Committee found this petition inconsistent with the Wesley Heights Neighborhood Plan but reasonable and in the public interest and unanimously recommended **APPROVAL** of this petition.

Staff disagrees with the Zoning Committee. We respectfully disagree with the HDC on the compatibility of a 3 ½ story residential building connected to this historic church. We also believe that the 3 ½ story building is out of scale with the surrounding 1 ½ story residences. Lowering the building height by 1 ½ stories makes the structure more compatible, reduces the density, and eases the lack of parking for the project.

Attachment No. 15

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-099.htm>

16. **Petition No. 2006-100 (decision)** by *RE Investments* for a change in zoning of approximately 6.6 acres located on the east side of U.S. 521 (Lancaster Highway) south of Johnston Road from NS to BC(CD) and NS SPA.

The Zoning Committee found this petition consistent with the South District Plan and unanimously recommended **APPROVAL** of this petition with the following modifications:

- All drainage swales have been removed from buffer areas.
- A grass swale has been added to treat the runoff from the asphalt area of the storage buildings.

Staff agrees with the recommendation of the Zoning Committee.

Attachment No. 16

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-100.htm>

17. **Petition No. 2006-112 (decision)** by *Charlotte-Mecklenburg Planning Commission* for adoption of a text amendment to the City of Charlotte Zoning Ordinance to mitigate the negative impacts between residential and general industrial uses.

The Zoning Committee recommended a **DEFERRAL** of this petition until September 27, 2006.

Staff agrees with the recommendation of the Zoning Committee..

Attachment No. 17

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-112.htm>

HEARINGS

18. Approve a resolution setting a public hearing for October 18, 2006 at 6:00 PM on the question of historic designation of the “**White Oak Plantation**” and land as an Historic Landmark.

Attachment 18

19. Approve a resolution setting a public hearing for October 18, 2006 at 6:00 PM on the question of historic designation of the “**City House**” and land as an Historic Landmark.

Attachment 19

20. **Petition No. 2005-46 (hearing).** Change in zoning from I-1 to I-2(CD) for approximately 8.1 acres located on the east side of Nations Ford Road, south of Interstate 485. ***Petitioner: William O. Curtin***

Petitioner is requesting a one month deferral.

Staff recommends a one month deferral due to late site plan and no community meeting report.

Attachment No. 20

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2005+Petitions/2005-046.htm>

21. **Petition No. 2006-45 (hearing).** Change in zoning from O-1(CD) and R-3 to CC for approximately 68.9 acres located on the east side of US Highway 29 near the intersection of US 29 and Caprington Avenue. ***Petitioner: George Sheild, Trevi Partners, LLC***

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 21

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-045.htm>

22. **Petition No. 2006-72 (hearing).** Change in zoning from R-3 to UR-2(CD) for approximately 5.6 acres located on Rumble Road about ½ mile northeast of intersection of Graham Street and W. Sugar Creek. ***Petitioner: PCNC***

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 22

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-072.htm>

23. **Petition No. 2006-75 (hearing).** Change in zoning from R-5 to MUDD-O for approximately 0.58 acres located on the corner west of Providence Road and north of Hermitage Court. ***Petitioner: Southeast Resort Investment Partners, LLC***

A protest petition has been filed and is sufficient to invoke ¾ majority-voting rule.

Staff recommends approval of this petition upon resolution of outstanding design issues.

Attachment No. 23

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-075.htm>

24. **Petition No. 2006-97 (hearing).** Change in zoning from I-2 to MUDD(CD) for approximately 2.2 acres located on the west side of N. Davidson Street between E. 15th Street and E. 16th Street. ***Petitioner: Center City Climate Controlled Storage, LLC***

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 24

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-097.htm>

25. **Petition No. 2006-101 (hearing).** Change in zoning from UR-2 to UR-3 for approximately 1.3 acres located on the south side of W. 6th Street between Sycamore Street and N. Irwin Avenue. ***Petitioner: The Boulevard Company***

Staff recommends approval of this petition.

Attachment No. 25

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-101.htm>

26. **Petition No. 2006-103 (hearing).** Change in zoning from R-3 LWPA to I-1(CD) LWPA for approximately 3.3 acres located south of Moores Chapel Road and east of Cedarvale Road. ***Petitioner: Kilburn Commercial Properties***

Staff recommends approval of this petition.

Attachment No. 26

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-103.htm>

27. **Petition No. 2006-104 (hearing).** Change in zoning from R-3 to R-4(CD) for approximately 7.3 acres located on the north side of McLean Road west of Middle Acres Road. ***Petitioner: Don Henderson***

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 27

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-104.htm>

28. **Petition No. 2006-107 (hearing).** Change in zoning from R-8 to UR-2(CD) for approximately 1.3 acres located on the southwest corner of S. Bruns Avenue and Sumter Avenue. ***Petitioner: Neighbors Restorations, LLC***

Petitioner is requesting a 30-day deferral of this petition.

Staff recommends denial of this petition.

Attachment No. 28

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-107.htm>

29. **Petition No. 2006-114 (hearing).** Change in zoning from I-2 to R-5 for approximately 0.18 acres located on the south side of Warp Street east of Herrin Avenue. ***Petitioner: Elliot Cox***

Staff recommends approval of this petition.

Attachment No. 29

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-114.htm>

30. **Petition No. 2006-118 (hearing).** Change in zoning from I-1 to R-6(CD) for approximately 19.3 acres located on the north side of Old Concord Road west of Fairhaven Drive. ***Petitioner: Capital Land Partners, LLC***

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 30

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-118.htm>

31. **Petition No. 2006-120 (hearing).** Change in zoning from TOD-M to TOD-M(O) for approximately 0.89 acres located on the north side of W. Tremont Avenue west of Hawkins Street. ***Petitioner: Southend Associates, LLC***

Petitioner is requesting a 30-day deferral to hold a community meeting.

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 31

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-120.htm>

32. **Petition No. 2006-57 (hearing).** Change in zoning from R-5 to O-1(CD) for approximately 2.2 acres located north of Billingsley Road and west of Ellington Road. ***Petitioner: Mecklenburg County Real Estate Service***

Staff recommends approval of this petition upon resolution of outstanding site plan issues.

Attachment No. 32

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-057.htm>

33. **Petition No. 2006-102 (hearing).** Change in zoning from B-1 to TOD-M for approximately 0.69 acres located on the north side of West Boulevard east of Hawkins Street. ***Petitioner: Charlotte-Mecklenburg Planning Commission***

Staff recommends approval of this petition.

Attachment No. 33

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-102.htm>

34. **Petition No. 2006-105 (hearing).** Change in zoning from I-2 to TOD-M for approximately 4.2 acres located on the west side of South Boulevard in the vicinity of Meacham Street.
Petitioner: Charlotte-Mecklenburg Planning Commission

Staff recommends approval of this petition.

Attachment No. 34

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-105.htm>

35. **Petition No. 2006-111 (hearing).** Consideration of a text amendment to the City of Charlotte Subdivision Ordinance to add a new definition for “building envelope”.

A building envelope is defined as a three-dimensional area on a lot that remains for placing a structure on a site after setbacks, yard, height, and bulk regulations are observed. In addition, regulations have been added requiring the building envelope to be sufficient in size to meet the Minimum Housing Code.

Currently, the Zoning Ordinance has no regulations that address when a final plat is to be recorded. This text amendment would amend the final plat requirements of Section 6.600 such that the final plat must be recorded within 120 days of the final approval date.

Petitioner: Charlotte-Mecklenburg Planning Commission

Staff recommends approval of this petition.

Attachment No. 35

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-111.htm>

36. **Petition No. 2006-115 (hearing).** Change in zoning from B-1 to TOD-M for approximately 2 acres located east of S. Tryon Street between W. Park Avenue and W. Kingston Avenue.
Petitioner: Charlotte-Mecklenburg Planning Commission

Staff recommends approval of this petition.

Attachment No. 36

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-115.htm>

37. **Petition No. 2006-116 (hearing).** Consideration of a text amendment to the City of Charlotte Zoning Ordinance to update the powers and duties of the Zoning Administrator, Engineering and Property Management, and Neighborhood Development in terms of zoning processes and operations.

New language has been added to detail the process of suspending or revoking a building permit or a certificate of occupancy, as a new enforcement remedy. It also details what City and County staff can conduct zoning reviews and initiate compliance.

Petitioner: Charlotte-Mecklenburg Planning Commission

Staff recommends approval of this petition.

Attachment No. 37

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-116.htm>

38. **Petition No. 2006-117 (hearing).** Consideration of a text amendment to the City of Charlotte Zoning Ordinance to allow certain portions of the required rear yard of duplex, triples, and multi-family dwellings to be utilized for attached garages, porches, decks, greenhouses, covered patios and utility room extensions of the principal structure, with limits. This is currently only allowed for single-family structures.

Petitioner: Charlotte-Mecklenburg Planning Commission

Staff recommends approval of this petition.

Attachment No. 38

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-117.htm>

39. **Petition No. 2006-122 (hearing).** Consideration of a text amendment to the City of Charlotte Zoning Ordinance to revise the customary home occupation standards in a number of ways:

- It will limit the total square footage area of the customary home occupation to no more than 25% of the principal building, or 500 square feet, whichever is less. If a portion of a room is being used, the entire room will be measured, not just the portion.
- No detached signs or wall signs are permitted.
- Clients shall be by appointment only.
- Hours of operation shall be between 7:00 am to 8:00 pm.
- Machinery that causes vibration, glare, fumes, odors, or dust are prohibited.
- Articles other than those made on the premise, may be sold through the customary home occupation.
- Examples of permitted and prohibited home occupations are listed.

Petitioner: Charlotte-Mecklenburg Planning Commission

Staff recommends approval of this petition.

Attachment No. 39

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-122.htm>

Appendix: Residential Location and Design Assessment Matrix (G.D.P.)