

**ZONING COMMITTEE
RECOMMENDATION
March 26, 2008**

Rezoning Petition No. 2008-038

Property Owner: Jerry and Alma Philemon and Earl and Michelle Chronister

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 1.54 acres located on the east side of Hawkins Street between West Tremont Avenue and Rampart Street.

Center, Corridor, or Wedge: Corridor

Request: I-2, general industrial to TOD-M, transit oriented development mixed use

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

Vote: Yeas: Howard, Lipton, Loflin, Randolph, Rosenburgh, and Sheild
Nays: None
Absent: Johnson

Summary of Petition

This request would allow transit oriented development along the south rail line within ½ mile of the East/West Station.

Zoning Committee Discussion/Rationale

Staff summarized the request and stated that it is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development at this location and is appropriate for approval.

Statement of Consistency

Upon a motion made by Commissioner Loflin and seconded by Commissioner Sheild the Zoning Committee unanimously found this petition to be consistent with the *South End Transit Station Area Plan* and reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.