



**REQUEST** Current Zoning: O-2, office  
Proposed Zoning: B-2 (CD), business general, conditional

**LOCATION** Approximately 1.13 acres located on the southwest corner of Beatties Ford Road and Fairdale Drive.

**CENTER, CORRIDOR OR WEDGE** Corridor

**SUMMARY OF PETITION** This petition proposes to rezone the property to B-2(CD) to allow the development of a Women’s Transition Center for up to thirty women.

**Property Owner** Friendship Missionary Baptist Church  
**Petitioner** Friendship Missionary Baptist Church  
**Agent/Representative** Jennifer Coble

**Community Meeting** Meeting is required and has been held. Report available online.

**ZONING COMMITTEE ACTION** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

1. A note has been added that the existing drive aisle will be removed.
2. The width of sidewalk and planting strip along Beatties Ford Road has been labeled.
3. A note has been added confirming that there is not a group home within 800 feet of the site.
4. Note 4 under General Provisions has been amended to allow up to 30 women to be housed overnight.
5. Note 1 under Access Points has been amended to specify only one access off Beatties Ford Road.
6. A note has been added to the site plan that parking will be screened from abutting properties and from public streets.

**VOTE**

Motion/Second:	Rosenburgh/Allen
Yeas:	Allen, Griffith, Howard, Johnson, Lipton, Randolph, and Rosenburgh
Nays:	None
Absent:	None
Recused:	None

**ZONING COMMITTEE DISCUSSION** Staff reviewed the petition noting that almost all outstanding issues had been addressed as noted above. The petition is consistent with adopted plans. Staff noted that since the petitioners were already constructing new sidewalks on two streets, the Planning staff did not supporting CDOT’s request to replace the existing sidewalk along Beatties Ford Road.

**STATEMENT OF CONSISTENCY** This petition is found to be consistent with the *Northwest District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Rosenburgh seconded by Commissioner Allen)

**STAFF OPINION** 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**

The site plan accompanying this petition contains the following provisions:

- Reuse of an existing 8,023 square foot structure that will allow a women's transition center, including overnight housing, kitchen, and office for counseling and other services.
- Addition of eight-foot sidewalks and six-foot planting strip along Fairdale Drive and Fairbrook Drive.
- Removal of one driveway entrance along Beatties Ford Road and replacement with new curb and gutter, with extension of the existing sidewalk.

**Public Plans and Policies**

The *Northwest District Plan* (1990) recommends office use for the subject parcel. However district plans frequently do not specify locations for institutional uses. This petition proposes the reuse of an existing structure and is consistent with the intent of the district plan.

**STAFF RECOMMENDATION (Updated)**

Staff recommends approval of this petition.

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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

**CDOT:** No issues.

**Charlotte Fire Department:** No comments received.

**CATS:** No comments received.

**Connectivity:** No issues.

**Schools:** CMS does not comment on non-residential petitions.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** No issues.

**LUESA:** No issues.

**Site Design:** No issues.

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**OUTSTANDING ISSUES**

No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CDOT Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

**Planner:** Solomon Fortune (704) 336-8326