



Zoning Committee

---

---

**REQUEST**

Current Zoning: B-2 PED (general business, pedestrian overlay)  
Proposed Zoning: B-2 PED(O) (general business, pedestrian overlay-optional)

**LOCATION**

Approximately 0.18 acres located on the south side of Central Avenue, east of Pecan Avenue and west of Thomas Avenue.  
(District 1 – Egleston)

**PETITIONER**

Plaza Midwood Charlotte 2 LP

---

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Plaza Central Pedscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail mixed use: retail/office/multi-family residential uses with a pedestrian overlay district.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site is located on Central Avenue, which is a commercial corridor.
- The property is located within the heart of the Plaza Midwood business district where the *Plaza Central Pedscape Plan* identifies the preservation of the historic character as a priority.
- The proposal will preserve an existing building in the business district.
- The Gold Line streetcar is proposed to run along Central Avenue in front of this site, which will provide an alternative mode of transportation.

Motion/Second: Nwasike / Wiggins

Yeas: Gussman, Ham, McClung, Spencer, Nwasike, and Wiggins

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the request, noting all outstanding issues were addressed by the petitioner.

A Commissioner asked if the petitioner received a letter of support from the merchants' community, expressing that the organization had worked hard to encourage retention of small business in that area. Staff responded that follow up would be provided regarding the inquiry. There was no further discussion.

**PLANNER**

Claire Lyte-Graham (704) 336-3782