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City Council Follow-Up Report From the September 21, 2015 Zoning Meeting

William S. and Margaret D. Abernethy House – 215 Eastway Drive

Provide a list of all the single family homes that have received historic landmark designation in Charlotte. How many of these designated homes are eligible for tax reduction, yet are paying taxes?

Staff Response: Attachment #1 lists all 353 properties that have been designated as local historic landmarks in Mecklenburg County since 1973. Of the designated properties, 243 of those designated properties are in Charlotte or Charlotte's ETJ, and 177 are eligible for a property tax deferral.

The Mecklenburg County Tax Office determines the percentage of the property's value that can be deferred, and the tax deferral can be up to 50% of the property's value. The deferral percentage is based on what portion of the property is specifically identified in the ordinance for the site. Many of the ordinances do not include the interior of the building or the entire parcel, thus those properties receive less than a 50% deferral. If a property loses its historic designation, the owner must repay the deferred taxes for the current year, and for the previous three years, plus interest.

Provide a map showing the location of historic landmark properties in Charlotte

Staff Response: The locations of designated local and national historic landmark properties will be provided to Council at the September 16 zoning dinner meeting.

2015-081

Selwyn Property Group – southwest corner of Kenilworth Avenue and Pierce Street

What is the rezoning history behind the R-22MF zoning district designation for properties along Kenilworth Avenue, from Fillmore Avenue to Romany Road?

Staff Response: The properties in question are currently zoned R-22MF (multi-family). Staff researched zoning maps going back to 1962. The properties in the subject area were zoned R-6MF in 1962 and in 1985. The R-6MF designation meant that a minimum 6,000 square foot lot was required for the first dwelling, and 2,000 square feet for each additional dwelling on the lot. This zoning was in place to support higher density outside of the Uptown loop area for a variety of housing types. In 1992, when the City adopted a new Zoning Ordinance, R-6MF converted to R-22MF (multi-family) thus leaving the existing zoning in place today.

The *Dilworth Land Use and Streetscape Plan* reviewed these properties along Kenilworth Avenue and surrounding sites on Buchanan Street and Fillmore Avenue and recommended residential development at 22 dwelling units per acre. The existing R-22MF zoning is consistent with the plan recommendations.

2014-110

Unique Southern States, LLC – southeast corner of The Plaza and Belvedere Avenue

Provide an updated site plan that includes the two parcels. What is the occupancy limit of the pool?

Staff Response: An updated site plan showing the parcels proposed to be used for off-site parking has been received and is included in the Council decision materials for petition 2014-110. Per Mecklenburg County Health code, the occupancy limit of the pool (exclusive of deck area) as shown on the site plan is approximately 260 people.

2015-082

Charlotte-Mecklenburg Housing Partnership – North side of Cindy Lane and south of Cochrane Drive

What CNIP (Comprehensive Neighborhood Improvement Program) projects are planned in the Cindy Road area?

Staff Response: The Oakdale-Nevin Trail CNIP package includes components to connect seven parks between the Oakdale and Nevin communities. Two of the projects located in the area of this rezoning are:

1. The Cindy Lane Farm to Market, which may include sidewalks or a multi-use path, bike lanes, three travel/turn lanes and a possible planter, and
2. The Griers Grove Road and Cindy/Nevin connections, which may include sidewalks, a multi-use path or a cycletrack. This project may also look at incorporating improvements at, or to, Cochran Road.

2015-104

Murphy Oil USA, Inc – Northwest corner of Wilkinson Boulevard and Ashley Road

Verify if the site plan and notes in rezoning petition 2004-052 allow or restrict gasoline station or pumps on the Walmart site.

Staff Response: The approved site plan for rezoning petition 2004-052 does not specifically list gasoline station or pumps on the Walmart site as either a permitted use or restricted use.