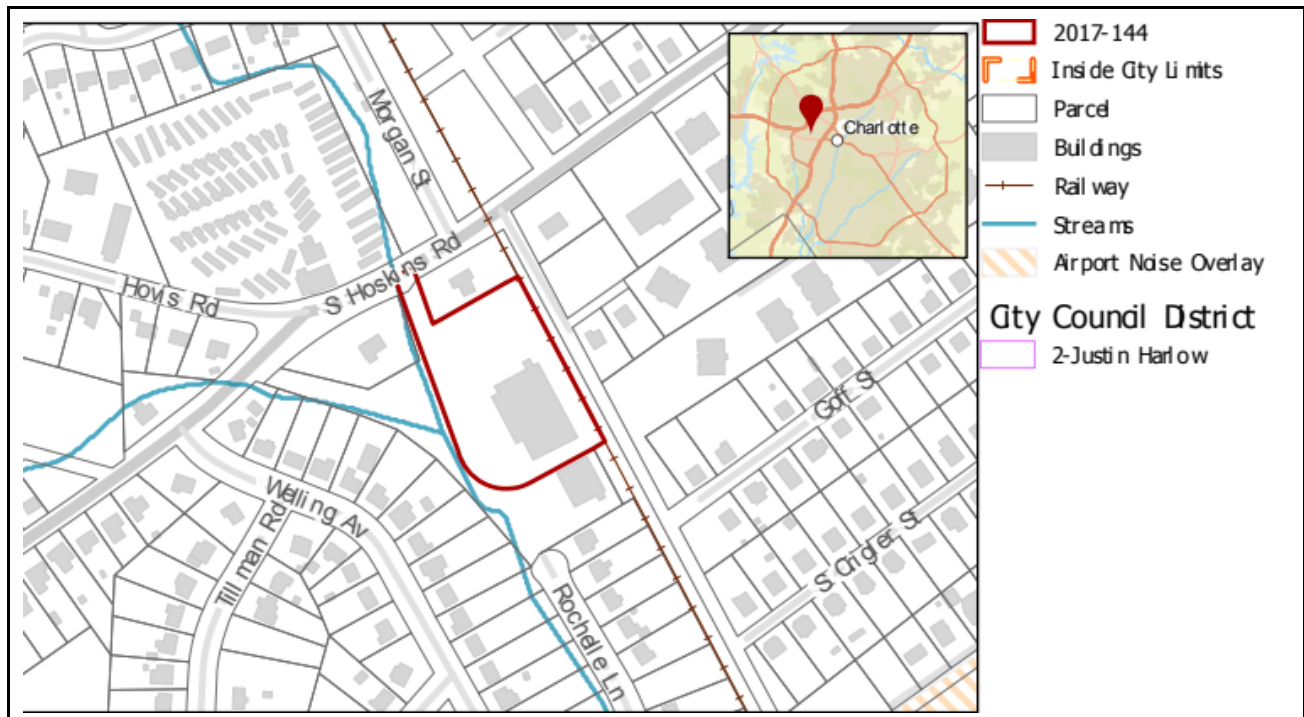


**REQUEST**

Current Zoning: B-1 (neighborhood business)  
Proposed Zoning: B-D(CD) (distributive business, condition)

**LOCATION**

Approximately 2.37 acres on the west side of Hoskins Avenue Drive, south of South Hoskins Road.  
(Council District 2 - Harlow)



**SUMMARY OF PETITION**

The petition proposes to utilize an existing building to allow all uses in the BD (distributive business) district on a site located west of Rozzelles Ferry Road and north of Interstate 85.

**PROPERTY OWNER**

Double L Investments of Charlotte, LP

**PETITIONER**

Double L Investments of Charlotte, LP

**AGENT/REPRESENTATIVE**

David W. Murray, The Odom Firm, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 5

**STAFF RECOMMENDATION**

Staff recommends approval of the petition.

Plan Consistency

The petition is inconsistent with the *Thomasboro/Hoskins Small Area Plan* recommendation for retail uses.

Rationale for Recommendation

- The proposed rezoning to B-D (distributive business, conditional), while inconsistent with the retail land use recommended for the site, will rezone a building that has an existing land use of industrial as a legal non-conforming use.
- The proposed rezoning will bring the existing use into compliance.
- The B-D zoning district, while considered an industrial district, functions as the transition between retail and industrial uses.
- The site is adjacent to existing B-D zoned property and a railroad track, and not adjacent to any residentially zoned properties.

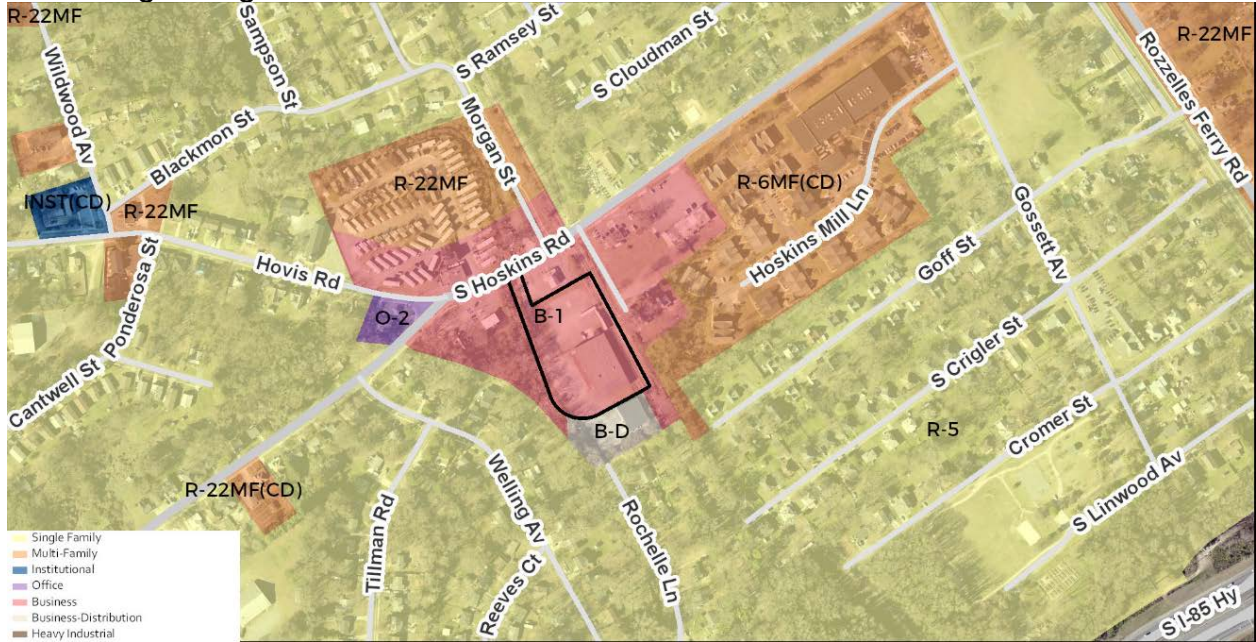
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow uses as permitted in the B-D (distributive business) in an existing building (approximately 19,080 square feet) on site.
- Proposes possible future enclosure of an existing covered dock/stoop area of the building. Provides access to site via existing driveway connecting to South Hoskins Road.

• **Existing Zoning and Land Use**



- The site is developed with a 19,080 square foot building constructed in 1970. The site is surrounded by single family homes, apartments, and commercial and institutional uses.

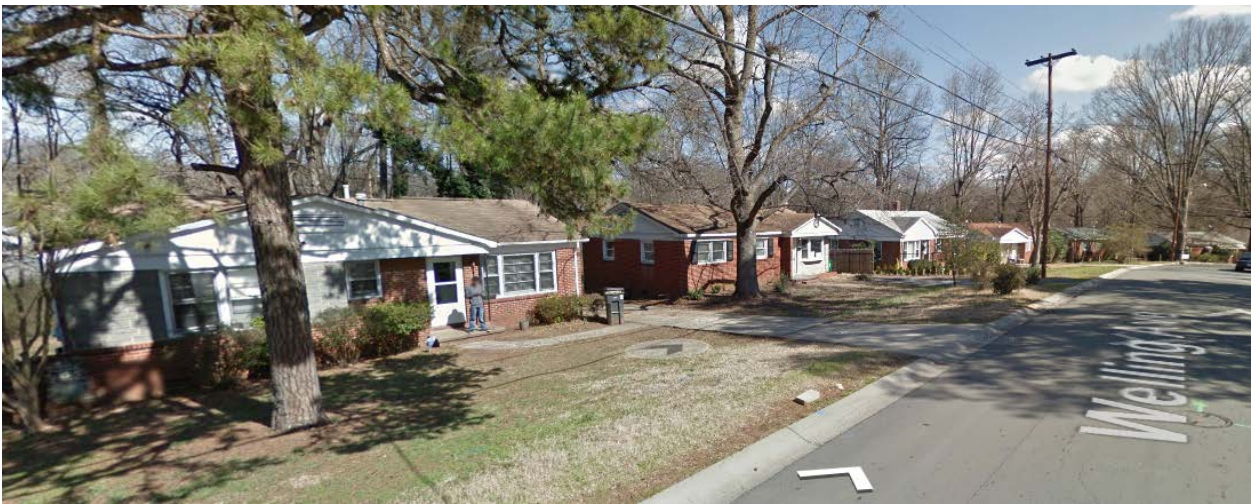


The subject site is developed with a commercial building with access from South Hoskins Road. There is a convenience store in front of the site.





East of the site, across the railroad tracks are commercial uses along South Hoskins Road and two residential structures.



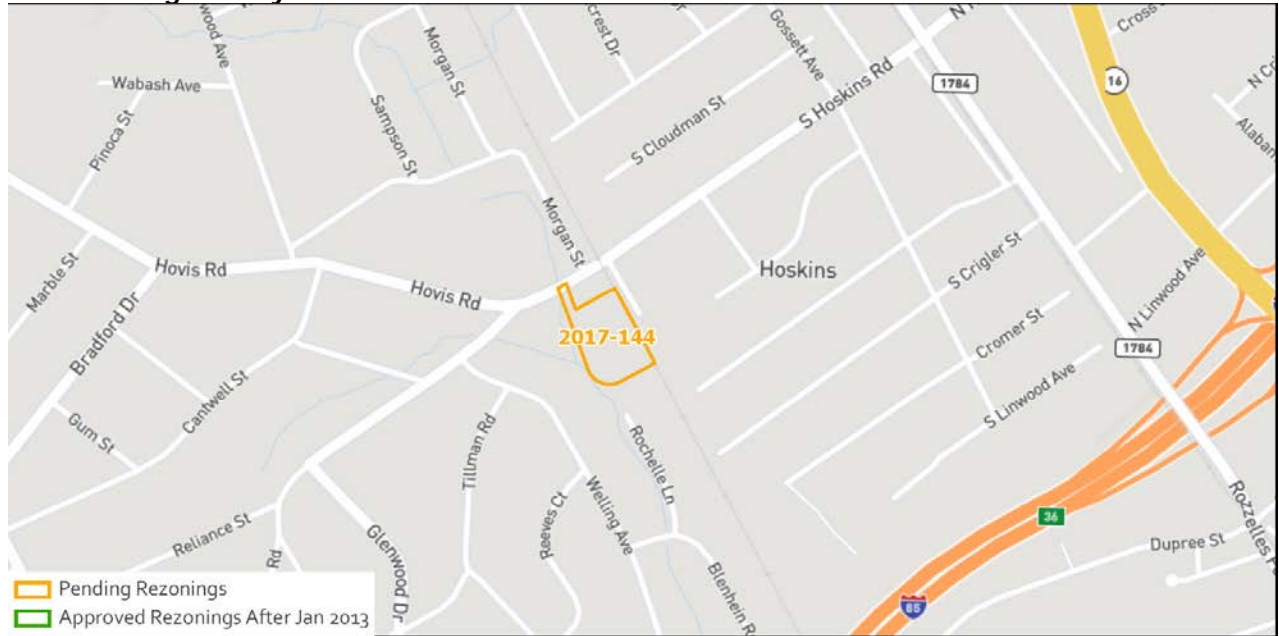
West of the site, along Welling Avenue are single family homes.



North of the site, across South Hoskins Road, are parcels developed with a manufactured home park, laundromat and outdoor storage.

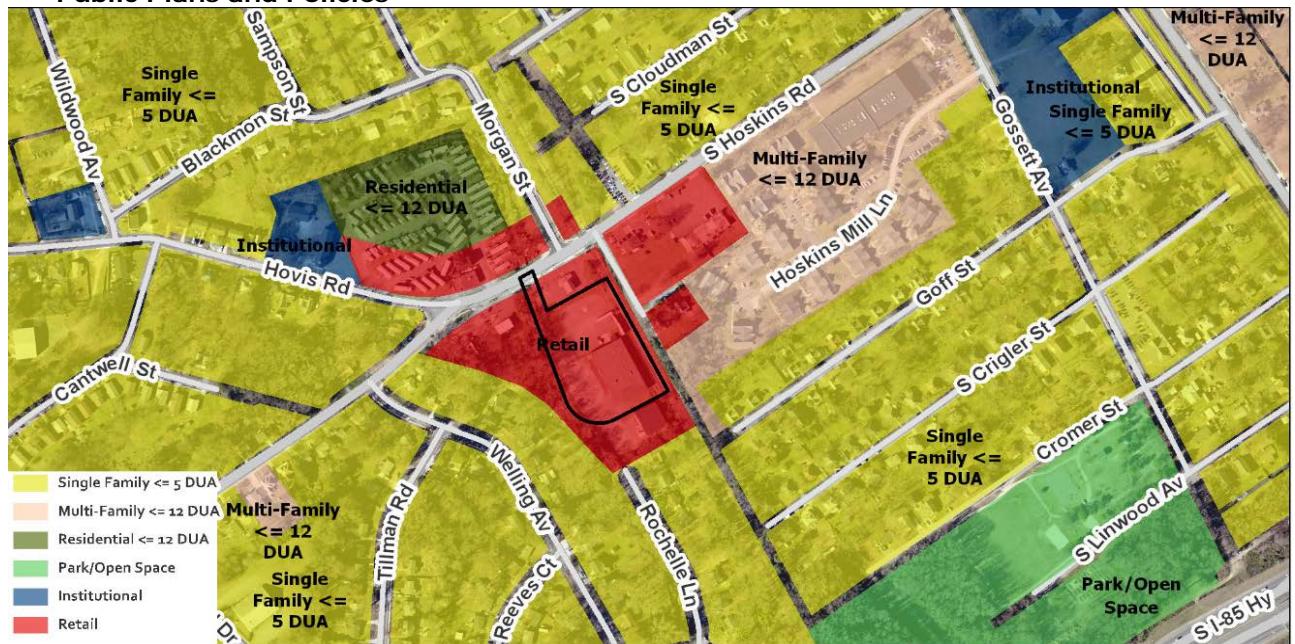


• **Rezoning History in Area**



There have been no recent rezonings in the immediate area.

• **Public Plans and Policies**



- The *Thomasboro/Hoskins Small Area Plan* (2002) recommends retail land use for this site, and adjoining property along Hoskins Road.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a minor thoroughfare and has 40-feet of street frontage along South Hoskins Road.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 70 trips per day (based on 19,080 square feet of warehouse use).
      - Entitlement: 1,010 trips per day (based on 23,740 square feet of retail use).
    - Proposed Zoning: 90 trips per day (based on 23,740 square feet of warehouse use).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Hoskins Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via existing eight-inch gravity sewer main located along Hoskins Road and an existing twelve-inch gravity main located in the parcel.
- **Engineering and Property Management:**
  - **Arborist:** No trees can be planted in the right of way of any City maintained street (Hoskins Road and Hoskins Avenue Drive) without permission of the City Arborist's office.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### REQUESTED TECHNICAL REVISIONS

1. ~~Note "rezoning petition 2017-144" on the site plan.~~ Addressed.
2. ~~Under Site Development Data note proposed zoning is BD(CD).~~ Addressed.
3. ~~Under Site Development Data note building square footage.~~ Addressed.
4. ~~List hotels and motels, building material sales, cemeteries, jails and prisons, land clearing and inert debris landfills as prohibited uses.~~ Addressed.
5. ~~Add note stating that petitioner may make modifications to the site plan in accordance with Section 6.207.~~ Addressed.

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

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Claire Lyte-Graham (704) 336-3782