



Zoning Committee Recommendation

Rezoning Petition 2023-093

August 3, 2023

REQUEST

Text amendment to the Charlotte Unified Development Ordinance (UDO), Sections 15.4.EE, 15.4.HH, and Table 15-1.

PETITIONER

Charlotte Planning, Design & Development Department

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:

To Approve:

This petition is **consistent** with the *2040 Comprehensive Plan* (2021) based on the information from the staff analysis and the public hearing because:

- A major document such as the UDO requires adjustments and revisions after adoption to correct minor errors, add clarity, and adjust use permissions and prescribed conditions.

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

- Without the text amendment single-family and duplex dwellings legally existing prior to June 1, 2023 in the office and business legacy zoning districts, after being translated to the CG (General Commercial) and OFC (Office Flex Campus) zoning districts, become non-conforming uses since residential uses are not allowed; and
- This text amendment corrects the issue by allowing these uses with prescribed conditions in the CG and OFC zoning districts and allowing future modifications to these dwellings.

Motion/Second: Whilden / Sealey

Yeas: Lansdell, Neeley, Sealey, Welton, Whilden, and Winiker

Nays: None

Absent: Russell

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Comprehensive Plan (2021)*.

Commissioner Lansdell asked staff to describe the quantity of projects or parcels that were impacted by the need for this text amendment. Staff responded that five subdivisions were fully or partially impacted and there were a number of scattered single parcels.

Commissioner Lansdell inquired about a projection of how this would open up in the future or is this looking backwards only. Staff responded this is looking backwards only.

There was no further discussion of this petition.

PLANNER

Sandra Montgomery (704) 336-5722