



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-121

December 3, 2024

REQUEST

Text amendment to the Charlotte Unified Development Ordinance (UDO). This will amend the UDO that was adopted on August 22, 2022 and last amended on September 16, 2024.

PETITIONER

Charlotte Planning, Design & Development Department

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Comprehensive Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition could facilitate the goals of the *2040 Comprehensive Plan*.

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:

- 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.
- The proposed text amendment will make the UDO a more user-friendly ordinance and result in better functionality.

Motion/Second: Neeley / Shaw

Yeas: Blumenthal, McDonald, Neeley, Sealey, Shaw, Stuart, Winiker

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chairperson Blumenthal noted City Council had some trepidation based on the number of changes in the text amendment. Staff believes these concerns have been allayed.

Commissioner Winiker asked for explanation of the proposed change for community gardens, saying most are in residential

neighborhoods. Staff explained the text amendment would loosen current standards to allow for sale of produce in more locations than allowed currently.

Commissioner Winiker asked for an explanation of the proposed parking standards and the use of contractors to draft the text amendments. Staff responded that the drafting of the text amendments are done in-house but sometimes ask for review and feedback from Camiros, the UDO contractor.

Commissioner Shaw asked for a review of the proposed changes to parking standards. Staff indicated the most significant change was moving the CR and CG districts from Tier 2 to Tier 1 unless located in a center.

Commissioner Winiker asked about the review process for the text amendment. Staff provided the dates and times for the community information sessions and public hearing and noted which other groups have provided input, such as representatives of the development community.

There was discussion with Commissioners McDonald and Winiker regarding the role of the Alternative Compliance Review Board, how its members are appointed, and what they review.

There was no further discussion of this petition.

Alan Goodwin

PLANNER