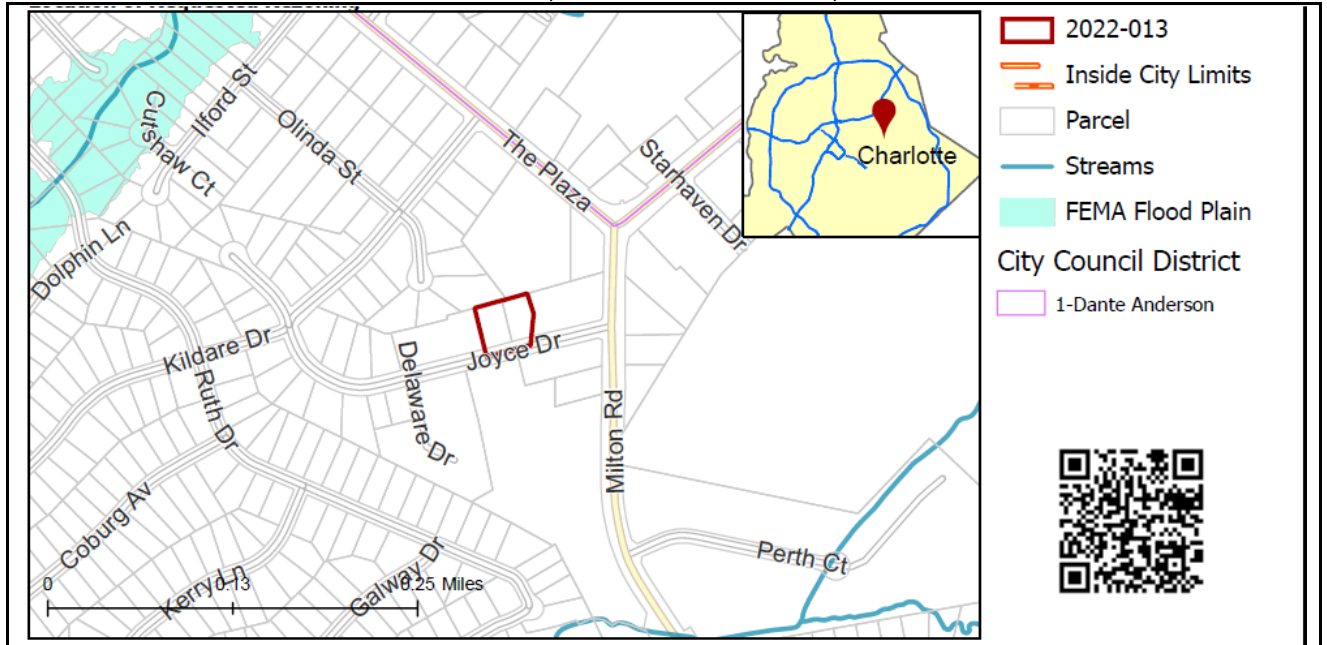


**REQUEST**

Current Zoning: R-4 (single family residential) and B-1 (neighborhood business)  
Proposed Zoning: B-2(CD) (general business, conditional)

**LOCATION**

Approximately 0.664 acres located on the north side of Joyce Drive, west of Milton Avenue, and south of The Plaza.



**SUMMARY OF PETITION**

The petition proposes to allow additional parking to accommodate an existing auto repair facility.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Charles T. Carpenter  
Charles T. Carpenter  
Timothy Foley- Henson Foley

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood Center Place Type.

Rationale for Recommendation

- Neighborhood Centers are embedded within neighborhoods and provide access to goods, services, dining, and residential for nearby residents.
- The petition states that no changes are intended for the existing building or parking.
- This petition falls on the edge of the Neighborhood Center Place Type recommendation. Policy states that some auto-oriented uses may be located on the edges of the Neighborhood Center Place Type.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:

- 1: 10 Minute Neighborhoods
- 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Center Place Type to the Commercial Place Type for the site.

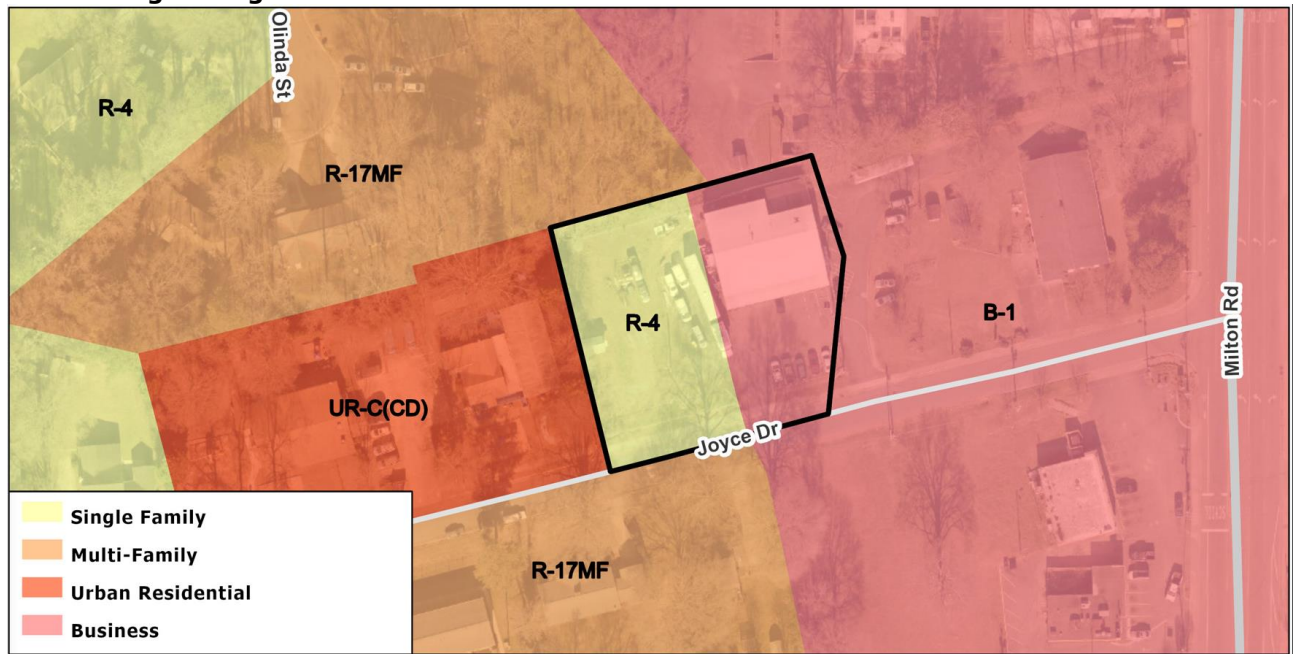
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow a parking area with 18 spaces to serve an existing auto repair facility.
- Provide a Class B buffer along portion of property lines abutting an existing single-family home and an existing daycare facility. Notes buffer width may be reduced 25% with provision of a wall or fence.
- Notes no changes are intended for existing building or existing parking. Any additions or redevelopment of the existing building or existing parking will require compliance with all standards of the B-2 district.
- Limits building height to 40 feet.

• **Existing Zoning and Land Use**

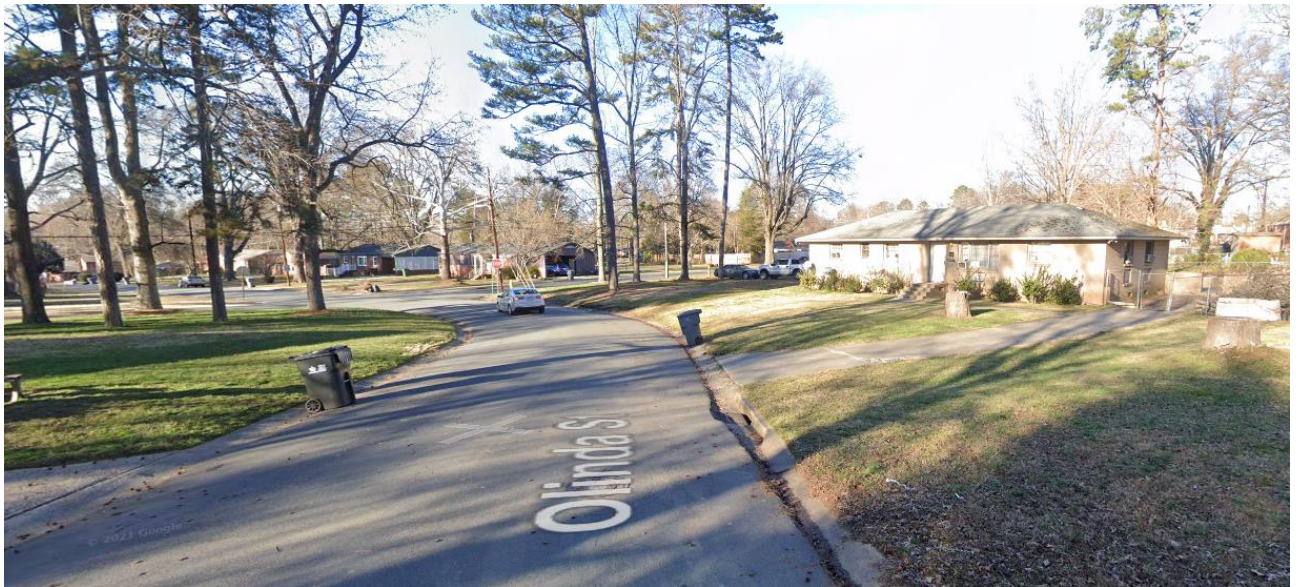


The rezoning site is developed with an auto repair facility and associated parking and is surrounded by a mix of single family homes, multi-family residential development, and commercial uses on parcels zoned R-4, R-17MF, UR-C(CD), and B-1.

Existing Zoning	Translated Zoning	Recommended Place Type
R-4 (single family residential)	N1-B (neighborhood 1)	NC (neighborhood center)
B-1 (neighborhood commercial)	CG (general commercial)	NC (neighborhood center)



The site is developed with an auto repair facility and associated parking.



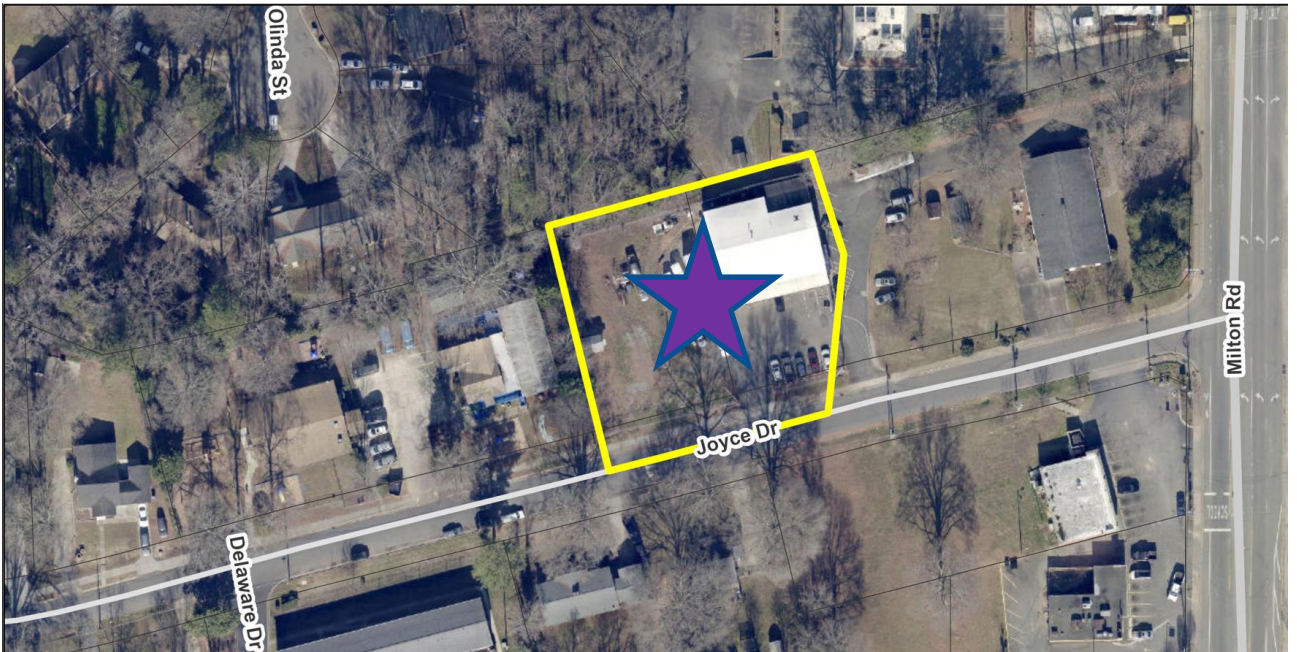
North are single family homes and commercial uses.



East are commercial uses.

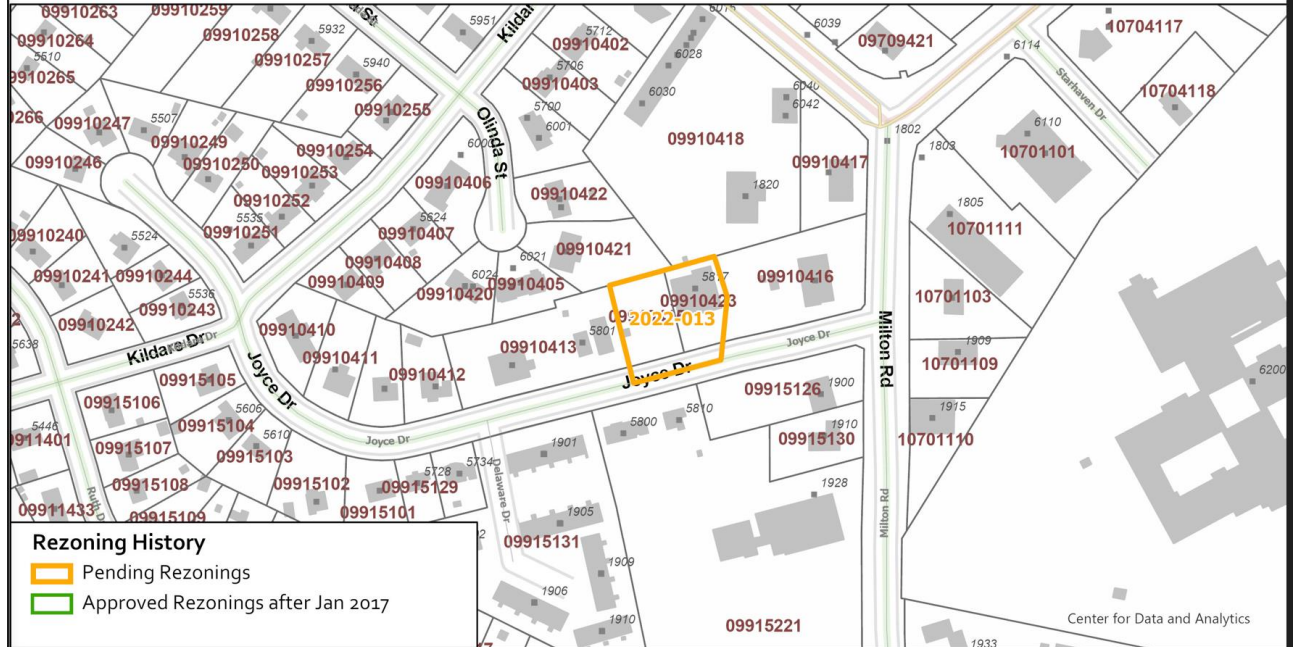


West are a daycare facility, single family homes, and multi-family residential development.



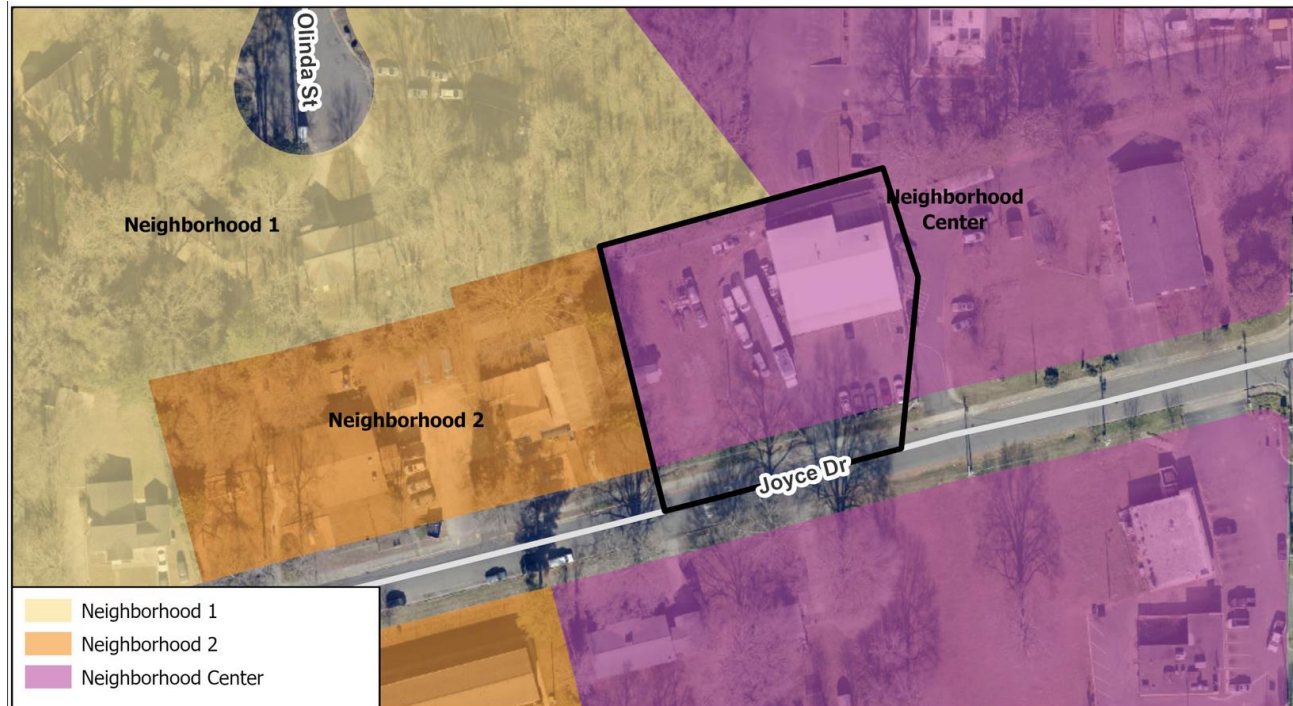
The rezoning site (denoted by the purple star) is surrounded by a mix of residential, institutional, and commercial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There have been no recent rezoning in the immediate area	

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood Center Place Type for this site.
- **TRANSPORTATION SUMMARY**
  - The site is located on Joyce Drive, a City-maintained Collector street near Milton Road, a City-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. CDOT has no outstanding issues.
  - **Active Projects:**
    - No active projects near the site.

- **Transportation Considerations**
  - ~~See Outstanding Issues, Notes 1-3.~~ Addressed
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 10 trips per day (based on single family dwelling).
  - Proposed Zoning: 0 trips per day (based on parking facility).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Joyce Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Joyce Dr. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**

Transportation

1. ~~Revise site plan labeling the existing right of way along the site frontage. The site plan shall label and dimension the right of way from the road centerline.~~ **ADDRESSED**
2. ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 5-foot sidewalk on Joyce Drive. The site plan shall label and dimension both items from the back of curb and gutter.~~ **ADDRESSED**
3. ~~Conditional note should state that transportation improvements shall be approved and constructed at the time that the permitted uses for the site changes.~~ **ADDRESSED**
4. ~~Verify streetscape requirements for this Rezoning. If existing sidewalk is to remain in place, call out on site plan and add to conditional notes.~~ **ADDRESSED**
5. ~~Revise conditional note 5.A) by replacing NCDOT with CDOT as Joyce Dr is City maintained.~~ **ADDRESSED**

5. TRANSPORTATION

A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY NCDOT FOR APPROVAL.

Site and Building Design

6. ~~Limit building height to 40 feet.~~ **ADDRESSED**
7. ~~Clearly label Class B buffer required along portion of north property line abutting existing single-family residence and proposed along the property line abutting the existing daycare facility. Note buffer may be reduced in width by 25% to 20 feet with a wall or fence.~~ **ADDRESSED**
8. ~~Please confirm streetscape requirements along Joyce Drive frontage, including five-foot sidewalk and eight-foot planting strip.~~ **Rescinded**

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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