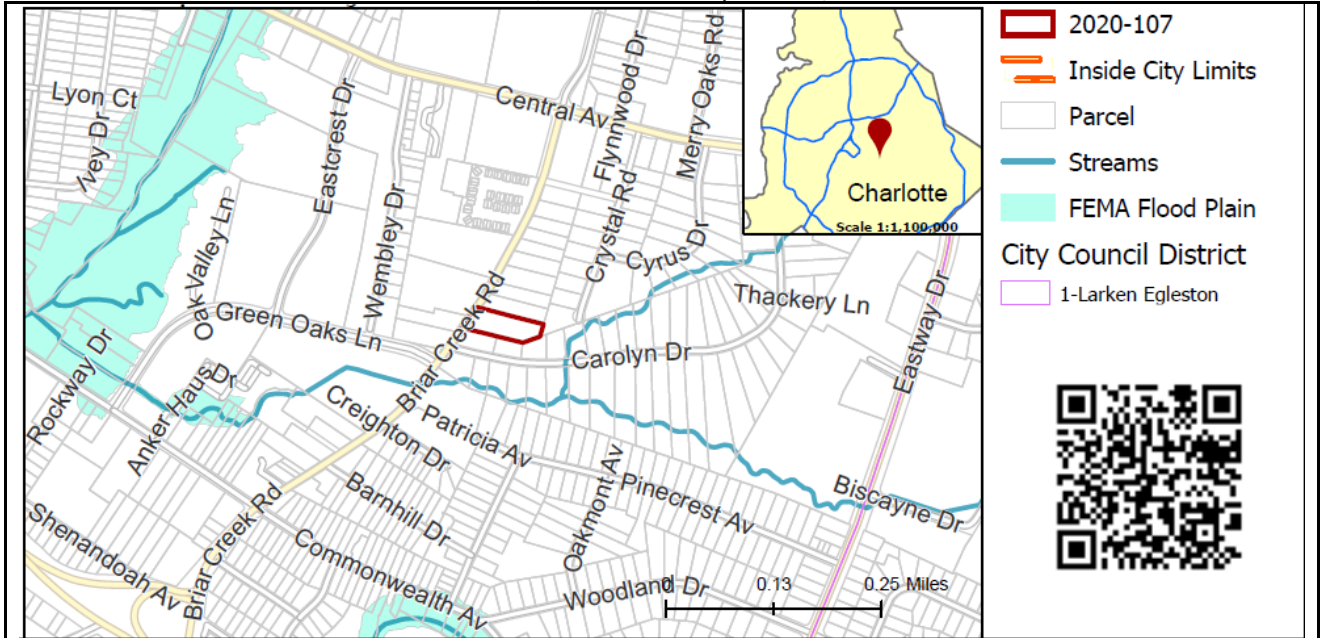


**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: R-8(CD) (single family residential, conditional)

**LOCATION**

Approximately 1.3 acres located along the east side of Briar Creek Road, north of Carolyn Drive, and south of Central Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow 3 single family detached units on a parcel currently developed with a 1 single family home on the east side of Briar Creek Road between Central Avenue and Commonwealth Avenue.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

William H. and Cynthia D. Turner  
Drakeford Communities  
Bobby Drakeford

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 8 (second community meeting held – number of people in attendance: 8)

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition consistent with the *Central District Plan* recommendation for single family residential up to 4 units per acre.

Rationale for Recommendation

- The proposal is consistent with the land uses immediately north, south and east.
- The proposed density of 2.30 units per acre is less than the recommended 4 units per acre.
- The request will establish a building setback consistent with existing single family detached homes along Briar Creek Road.
- Transportation improvements will accommodate a 6-foot sidewalk, 8-foot planting strip, and bike lane with 3-foot buffer.



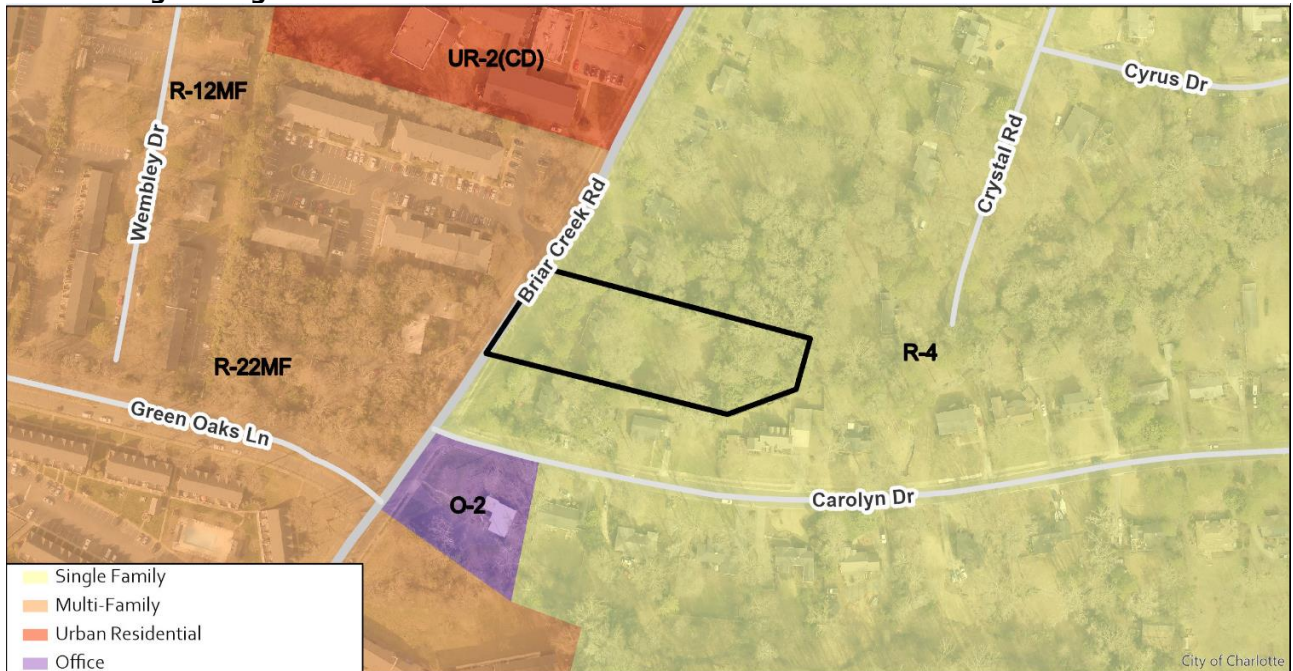
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 3 single family detached dwelling at a density of 2.30 units per acre.
- Proposes home placement to have a 42-foot minimum setback from future right-of-way (existing 50-foot setback minimum from existing right-of-way per existing homes on block) so as to be consistent with existing homes along Briar Creek Road.
- Installs a 6-foot sidewalk and 8-foot planting strip along Briar Creek Road.
- Proposes a 5-foot bike lane with 3-foot buffer along the site’s frontage.
- Added note that all transportation improvements will be approved and constructed before the site’s first building certificate of occupancy is issued.
- Added note stating site shall meet the requirements of the Charlotte Fire Department during permitting.
- Notes pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds, if provided, may be no less than 2:12, unless a flat roof architectural style is employed. Notes shingles will be architectural grade.
- Restricts exterior materials to the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), or wood.
- Notes vinyl may not be used as an exterior building material on any building to be constructed on the site. Vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- Illustrates possible tree save areas.

• **Existing Zoning and Land Use**



The rezoning site is developed with 1 single family residence and is immediately surrounded by single family homes, apartments, townhomes, a religious facility, and an office on parcels zoned R-4, R-12MF, R-22MF, UR-2(CD), and O-2.



The subject site is developed with a single family home.



West, across Briar Creek Road, are apartments and a religious facility.



North, along Briar Creek Road, are single family homes.

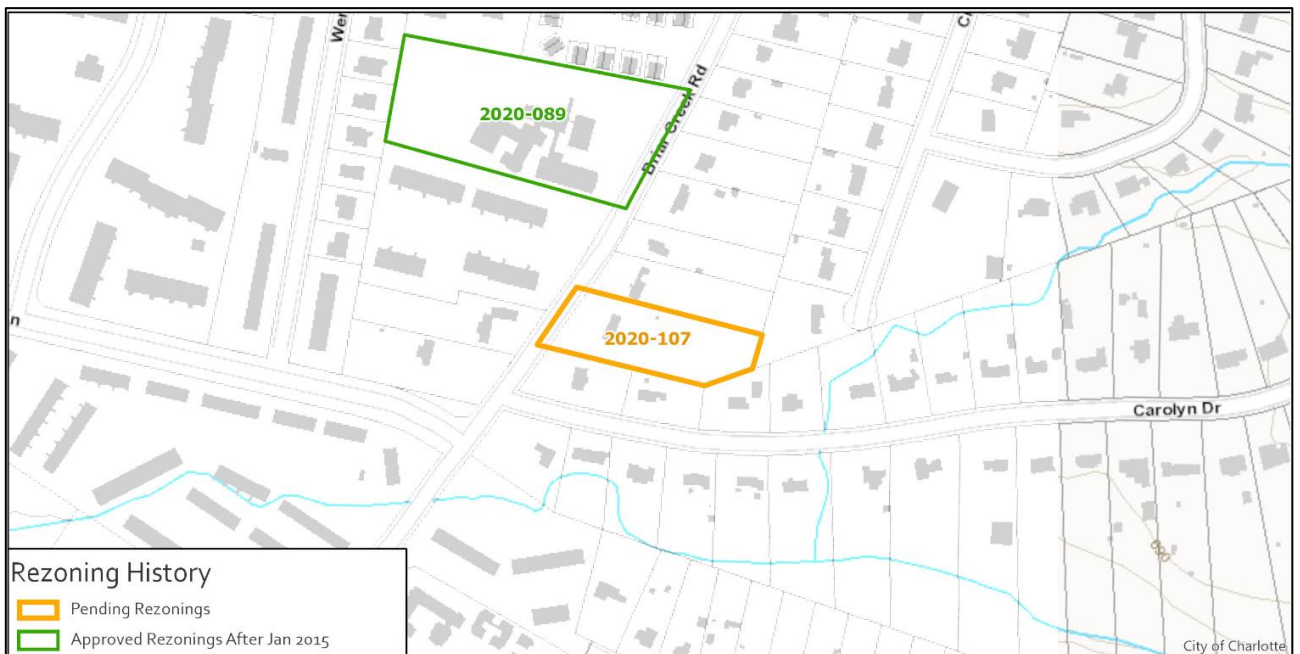


East are single family homes.



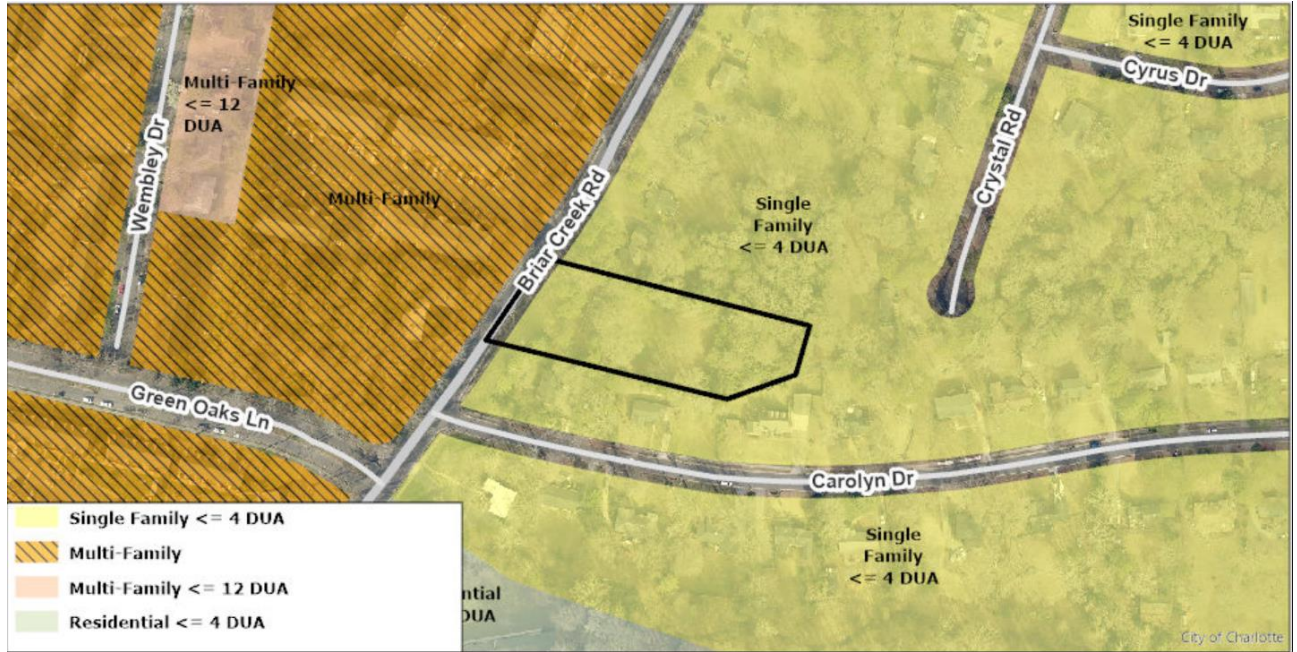
South are single family homes, townhomes, and an office.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-107	Rezone 1.30 acres to R-8(CD).	Pending
2020-089	Rezoned 3.42 acres to UR-2(CD)	Approved

• **Public Plans and Policies**



- The *Central District Plan* recommends single family residential up to 4 dwelling units per acre.

• **TRANSPORTATION SUMMARY**

- The site is located on Briar Creek Road (minor thoroughfare, City-maintained). The petitioner commits to constructing an 8-foot planting strip and a 6-foot sidewalk on Briar Creek Road in accordance with City Ordinances and the Charlotte Walks Plan. As the proposed units for this site were reduced to 3 single-family units, the trip generation was also reduced to 30 daily vehicle trips. All outstanding CDOT issues have been addressed.

• **Active Projects:**

- CityLynx Gold Line Future Phase – Central Avenue
- Briar Creek Road Connector (sidewalk and bicycle facility improvements south of this site from Commonwealth Ave to Monroe Road)
  - Construction late 2020
  - <https://charlottenc.gov/Projects/Pages/BriarCreekRdConnector.aspx>

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family unit).

Entitlement: 50 trips per day (based on 5 single family units).

Proposed Zoning: 30 trips per day (based on 3 single family units; site plan).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 3 students, while the development allowed under the proposed zoning may produce 2 students.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
  - Merry Oaks Elementary remains at 76%
  - Eastway Middle remains at 118%
  - Garinger High remains at 122%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Briar Creek Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Briar Creek Road.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** See Outstanding Issues, Note 1. Addressed
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** 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.

## OUTSTANDING ISSUES

### Environment

- ~~1. Please include the following note under the ENVIRONMENTAL FEATURES heading: *For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to the nearest City maintained right of way. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.*~~ Addressed

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

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