



## Zoning Committee Recommendation

Rezoning Petition 2022-098

August 2, 2022

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### REQUEST

Current Zoning: R-5 (single family residential)  
Proposed Zoning: R-5 HD-O (single family residential, historic district overlay)

### LOCATION

Approximately 69.2 acres located along the south side of Oaklawn Avenue, west of Andrill Terrace, north of Brookshire Freeway, and east of Beatties Ford Road.  
(Council District 2 - Graham)

### PETITIONER

Charlotte Planning, Design and Development

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 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 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 place type.

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:

- The petition establishes a local historic district overlay.
- The underlying zoning requirements and entitlements remain.
- One of the goals of the *Charlotte Future 2040 Comprehensive Plan* is to "Retain Our Identity & Charm" and to "retain the identity of existing neighborhoods by intentionally directing redevelopment".
- The petition supports the *Charlotte Future 2040 Comprehensive Plan* objective to "Increase the number of historic districts that preserve a wide range of Charlotte's diverse history and character".
- Local historic districts protect the unique and vibrant character of each designated historic neighborhood; maintain the historic human scale, pedestrian orientation, and visual variety of the streetscape; preserve areas of green space and the tree canopy and manage changes to accommodate modern living.

Motion/Second: Barbee / Welton  
Yeas: Barbee, Gussman, Rhodes, Russell, and Welton  
Nays: None  
Absent: Gaston, Harvey  
Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Commissioner Barbee stated that the church did not want to be included in the historic district overlay. Staff responded that the church and other properties owned by the church are not included in the historic district overlay and the boundaries have been updated to reflect that.

Commissioner Welton noted that the neighborhood was seeking the historic district overlay because they were experiencing development pressure and if the Historic District Commission would follow along to see if the development pressure was mitigated by this solution. Staff responded that the historic district designation will not prevent change but that it helps to give neighborhoods a say in how the neighborhood develops and changes with more certainty and that it fits with the character of the neighborhood. Staff also noted that they track all the projects in a historic district overlay neighborhood to see any changes over time.

Commissioner Russell stated, "this would not stop development pressure or prevent a change in character. He stated that Charlotte gets hung-up on character and how things look when we really should be thinking more about use and connectivity. Use will drive development pressure. These look like modest homes on fair sized lots, so a better way to alleviate that development pressure rather than having a historic district is if you allow smaller development to happen a little more unimpeded so the people that own these lots can use that equity that has been built up over time to increase their tax base and wealth so that they are not priced out." He continued, "we lose sight of the connectivity, we get caught up on the setbacks and parking spaces and not thinking about how people interact with it, how they walk through the neighborhood, can I get there without driving, is it safe for me to walk, does it make sense for me to walk. So those are they type of things I think we should also look at as we start talking about historic or different classifications to preserve the character of an area."

There was no further discussion of this petition.

## **PLANNER**

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