



## Zoning Committee Recommendation

Rezoning Petition 2021-088

July 19, 2021

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**REQUEST**

Current Zoning: B-1 (neighborhood business)  
Proposed Zoning: O-3 (office)

**LOCATION**

Approximately 3.37 acres located on the northwest intersection of South Kings Drive and Medical Center Drive, east of Blythe Boulevard.  
(Council District 1 - Egleston)

**PETITIONER**

The Charlotte-Mecklenburg Hospital Authority

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**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:

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

- The plan recommends office, retail, and greenway uses for the site.

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

- The site is adjacent to a number of parcels with existing office uses.
- On the western boundary of the site is the Little Sugar Creek Greenway. The Central District Plan (1993) recommends Greenway uses in areas within the floodplain of Little Sugar Creek, but at this time there has been no indication that additional land is required for this section of the Greenway adjacent to the subject site.
- The O-3 zoning district allows for some retail uses in office buildings under prescribed conditions.
- The proposal allows a site currently used as a surface parking lot to be redeveloped to better complement the adjacent Atrium Health Carolinas Medical Center.

The approval of this petition will revise the adopted future land use as specified by the Central District Plan, for the area of the site currently recommended for greenway uses to office use.

Motion/Second: Blumenthal / Ham  
Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer  
and Welton  
Nays: None  
Absent: Chirinos  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent and inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902