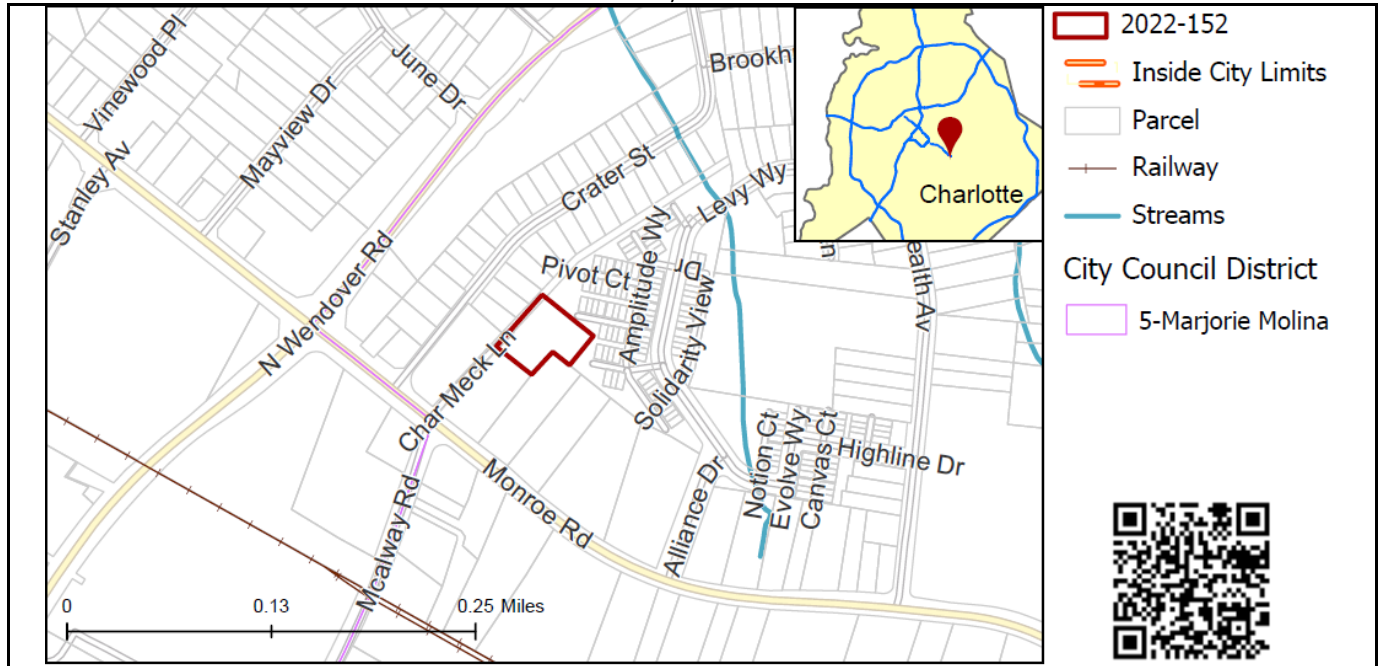


## REQUEST

Current Zoning: N1-C (neighborhood 1 - C) and OFC (office flex campus)  
Proposed Zoning: B-2 (CD) (General Business, Conditional)

## LOCATION

Approximately 0.87 acres located on the southeast side of Char-Meck Lane, north of Monroe Road, and east of North Wendover Road.



## SUMMARY OF PETITION

The petition proposes uses that are allowed by right and under prescribed conditions together with accessory uses as allowed in B-2 with a list of exceptions/restrictions.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

VR INVESTMENTS LLC  
Vinroy Reid  
Vinroy Reid

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attended the Community Meeting: 4

## STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to land use.

### Plan Consistency

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

### Rationale for Recommendation

- Further clarification is needed on proposed uses, and conditional notes revised to address staff concerns about outdoor entertainment events
- The petition limits the number of uses to be allowed on the site by right and under prescribed conditions.
- The petition attempts to balance the provision of commercial services with protection of residential areas.
- Adaptive reuse of an existing building will protect and enhance the existing character.

- The petition is compatible with adjacent uses considering the existing building and character will be retained.
- Neighborhood Center Place Type from the 2040 Policy Map calls for the development of pedestrian friendly, mixed-use environments that provide nearby residents with convenient access to goods and services. The proposed conditional plan and use limitations help to provide better alignment with the goals of the place type.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 – Minute Neighborhoods

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.

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Uses permitted by right and under prescribed conditions together with accessory uses as allowed in B-2 except as listed below:
  - Jails and prisons
  - Automobile service stations, including minor adjustments, repair, and lubrication
  - Auction sales
  - Automobiles, truck and utility trailer rental
  - Automotive repair garages, including engine overhaul, body, and paint shops, and similar operations
  - Automotive sales and repairs, including tractor-trucks, but not accompanying trailer units
  - Boat and ship sales, and repairs
  - Car washes
  - Dry cleaning and laundry establishments, up to 10,000 square feet
  - Eating, Drinking and Entertainment Establishments (Type 1) with drive-in service as a principal use
  - Fences and fence materials, retail sales
  - ~~Hotels and motels~~
  - Manufactured housing sales and repair
  - Telecommunications and data storage facility
  - Tire recapping and retreading
  - Adult establishments
  - Beneficial fill sites
  - Bus and train terminals
  - Construction and demolition (C & D) landfills
  - Crematorium, animal
  - Land clearing and inert debris (LCID): off-site
  - Land clearing and inert landfill (LCID): on-site
  - Pet services indoor/outdoor
  - Recycling centers, drop-off
  - Temporary buildings and storage of materials
  - Drive-in service windows as an accessory to a principal use
- Outdoor uses shall be restricted to the hours of 7:00 am to 10:00 pm.
- Outdoor music and entertainment shall be limited to the hours of:
  - Sunday through Thursday: 11:00 am - 8:30 pm
  - Friday and Saturday 11:00 am - 10:00 pm.
  - Live amplified outdoor performances shall be further limited to the hours of 12:00 pm (noon) until 8:30 pm
  - and shall only be allowed on Friday - Sunday and weekdays that are designated as federal or state holidays.
- If onsite alcohol consumption is provided, then the use must also include food service.
- If applicable, any ventilation/fan associated with food and beverage uses will be located either on the roof of the building or on the Char Meck Lane road frontage and shall not located adjacent to single-family uses.



- Existing Zoning**



- The site is currently zoned O-2 and R-5 and is in an area with single and multi-family homes, urban residential, office, and business uses.

Existing Zoning	Translated Zoning	Recommended Place Type
O-2	OFC	Neighborhood Center
R-5	N1-C	Neighborhood Center



The subject site is denoted with a red star. It is in an area developed with single and multi-family homes, urban residential, office, and business uses.





The site currently has a home on the property.



North of the site there are single family residential homes.





East of the site are several commercial businesses, and non-residential uses.



South of the site are railroad tracks, retail uses, autobody shop, and a car wash.



West of the site are autobody shops, corner stores, a animal hospital, a brewery, urgent care, and a neighborhood of single-family homes slightly adjacent to Monroe Rd.



**Rezoning History**

- Pending Rezoning
- Approved Rezoning after Jan 2017

2019-080

2022-152

2018-040

Petition Number	Summary of Petition	Status
2019-080	11.15 acres from R-5 & R-8 MF to UR-2 (CD)	Approved
2018-040	.038 acres from R-17MF to B-1	Approved

- The *2040 Policy Map* recommends Neighborhood Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located on the east side of Char Meck Lane, a private-maintained local street north of Monroe Road, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating less than 2,500 daily trips and/or not triggering any other City TIS requirements. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network. Further details are listed below.

- **Active Projects:**

- The Oaks at Oakhurst Subdivision
  - 712 Char Meck Lane
- Context Subdivision
  - 4336 Commonwealth Avenue

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 70 trips per day (based on tax record).

Entitlement: 170 trips per day (based on General Guidance from Planning).

Proposed Zoning: 785 trips per day (based on General Guidance from Planning).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See Outstanding Issues, Note
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

**OUTSTANDING ISSUES**Land Use

1. Further clarification is needed on proposed uses and conditions revised to address staff concerns about outdoor entertainment events
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163