



Zoning Committee

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**REQUEST**

Text Amendment to the Unified Development Ordinance (UDO). This will amend the UDO that was adopted on August 22, 2022 and goes into effect on June 1, 2023.

**PETITIONER**

Charlotte Planning, Design & Development

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 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 Comprehensive Plan (2021)* based on the information from the staff analysis and the public hearing, and because:

- The petition could facilitate the goals of the *2040 Comprehensive Plan*.

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:

- A major document such as the UDO requires adjustments and revisions after adoption to correct minor errors, add clarity, and adjust use permissions and prescribed conditions; and
- The proposed text amendment will make the UDO a more user-friendly ordinance and result in better functionality.

Motion/Second: Lansdell / Harvey

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Comprehensive Plan*. A document summarizing the changes since the public is provided.

Chairman Gussman asked if the driveway width standards in the UDO are still being worked on. Staff responded that this text amendment clarifies the driveway width regulations.

Commissioner Gussman asked staff to explain the change to the parapet wall height language found in the Building Height definition. Staff responded that the building height text and graphic changed the parapet wall height from 48 inches to 5 feet, or less.

Commissioner Lansdell asked if there would be additional text amendments in the weeks and months ahead, before June 1, 2023. Staff responded, yes there will be additional text amendments to make the UDO current and relevant, and to address issues, as needed, even beyond the effective date. This will be an on-going process.

Commissioner Lansdell noted issues in Article 19 regarding surface parking, not related to this text amendment. He commented the definitions for transit trails, rail trails, greenways, and sidewalks need to be clarified. Staff responded that a list of issues is being maintained for future references for staff to review for future text amendments. Please email issues to staff to add to this list.

There was no further discussion of this petition.

**PLANNER**

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