



Legislation Details (With Text)

**File #:** 19-5362      **Version:** 1      **Name:** Public Hearing - Zoning Petition #2019-001C  
**Type:** Public Hearing      **Status:** Public Hearing  
**File created:** 4/10/2019      **In control:** Board of Commissioners  
**On agenda:** 4/16/2019      **Final action:**  
**Title:** Public Hearing - Zoning Petition 2019-001C

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 19-5362 Zoning Hearing Presentation April16 2019.pdf, 2. 19-5362 Zoning Petition Staff Analysis.pdf, 3. 19-5362 Zoning Petition Map.pdf, 4. 19-5362 Zoning Petition Application.pdf, 5. 19-5362 Zoning Petition Site Plan Appvd.pdf, 6. 19-5362 Zoning Petition Revised Site Plan.pdf, 7. 19-5362 Zoning Petition Community Meeting Report.pdf, 8. 19-5362 Affidavit Zoning Petition 2019-001C.pdf, 9. 19-5362 2019-001C petitioner\_agent presentation.pdf, 10. 19-5362 Speaker List.pdf

Date	Ver.	Action By	Action	Result
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**Title:**  
**Public Hearing - Zoning Petition 2019-001C**

**Summary**

**ACTION:**

- 1) Open public hearing on Zoning Petition 2019-001(C) for a change in zoning for approximately 3.42 acres located on the west side of Lancaster Hwy., north Providence Road West from NS (Neighborhood Services) to NS SPA (Neighborhood Services, Site Plan Amendment) - Petitioner: Ascent Real Estate Capital, LLC; and**
- 2) Close public hearing and defer making a decision until a recommendation is received from the Planning Commission**

**Staff Contact:** John Kinley, Senior Principal Planner  
City of Charlotte, Charlotte Planning and Design Development

**Presentation:** Yes

**BACKGROUND/JUSTIFICATION:**

The Charlotte Planning Design and Development Department received a rezoning petition (Petition 2019-001C) for property off Lancaster Highway. The site is located in the area that was designated as Pineville’s sphere of influence due to an annexation agreement with the City of Charlotte. The annexation agreement between the City of Charlotte and the Town of

**Pineville expired in August 2014. Neither municipality has extended their ETJ into this area. Therefore, Zoning authority lies with the Mecklenburg County Board of Commissioners and rezoning petitions in this area must be heard and decided on by the Board of County Commissioners**

**Requests are not received very often. The last request was in 2018, Petition 2018-001C for an attached residential development; before that was Petition 2016-001C for a self-storage facility and 2014-001C (the same site as the subject proposal) for two small office buildings and multi-family residential.**

**Petition No. 2019-001C by Ascent Real Estate Capital, LLC is a request for a change in zoning for approximately 3.42 acres located on the west side of Lancaster Hwy., north Providence Road West from NS (Neighborhood Services) to NS SPA (Neighborhood Services, Site Plan Amendment).**

**The Board will need to open the public hearing to receive public comment, then close the hearing and defer making a decision until a recommendation is received from the Planning Commission. Members of the Zoning Committee of the Planning Commission will be present for the public hearing. The expectation is that a recommendation would be received from the Planning Commission for action by the BOCC at the May 21, 2019 meeting.**

**PROCUREMENT BACKGROUND:**

**N/A**

**POLICY IMPACT:**

**N/A**

**FISCAL IMPACT:**

**N/A**