

CITY OF CHARLOTTE
PLANNING COMMISSION
COMMUNICATION

February 7, 2012
7:00 P.M.

February 2, 2012

TO: Charlotte Planning Commission Members

FROM: LeRoy Hummel, Building/Zoning Official

Rezone Request: - 228 State Street

April McCallum made an offer to purchase a single family residence at 228 State Street. When she went for financing the lender would not approve the loan as the property is zoned I-1 Light Industrial. She is requesting the property be rezoned to RM-1, a single family residence is allowed in this zoning.

In May and June of 2008 the Commission recommended that 238 State, 225 South Lincoln and 222 State be rezoned from I-1 to RM-1 because the future owners could not obtain financing. The City Council agreed and the property was rezoned. The above properties surround 228 State.

Conditional Use Request – 750 Island Hwy.

The property at 750 Island has been used by J.J. Kane Auctioneers since 1999 to conduct three to four excess vehicle sales per year for companies such as Consumers Energy. When the use was first established it was reviewed by the Planning Commission and the Zoning Board of Appeals approved the use as a Temporary Use. The Temporary Use was good for 12 months and had to be re approved every 12 months.

The reasoning at the time for the Temporary Use permit instead of a Conditional Use was that J.J. Kane was unsure that it would be able to continue to use this property for the sales. As you are aware, a Conditional Use remains with the property unless revoked by the Commission.

As of this date J.J. Kane plans on continued use of this property and would like to remove the single wide trailer and install a double wide trailer for use as an office. The new trailer would have to be connected to City utilities, comply with Zoning Ordinance requirements for setbacks and comply with the Building Code.

Some items that the Commission may want to consider are the parking on the sale days, hours of operation, storage of vehicles, storage of miscellaneous items, signage and

landscaping. Please find included minutes from past ZBA meetings that addressed some concerns.

If you need to contact me for any questions, I will be in on Sunday the 5th all day. Sunday is the only day I will be in the office before the meeting. On the other days please e-mail me, leave me your phone number and I will return your call.