



Memo

To: City of Charlotte Planning Commission
From: Bryan Myrkle, Community Development Director
Date: December 2, 2022
Re: Proposed lot conveyance 312 & 316 West Seminary Street

Background

The City of Charlotte has received a request to combine two separate property parcels located at 312 & 316 West Seminary Street. The purpose of combining these lots would be to construct an accessory structure for the house at 316 West Seminary. Another house was recently removed at 312 and the two lots together would provide the room necessary to accomplish the owner's plans.

The Charlotte City Code requires the Planning Commission to conduct a public hearing on this matter and decide whether combining these lots should be allowed. For this type of request, the authority to approve the request lies solely with the Planning Commission.

The code also requires the zoning official to determine whether the proposal would create any violations of the city's zoning ordinance.

In this case, the property is zoned RT Two Family Residential, and those are the standards which apply. RT covers a large portion of the central, older part of the City, and most parcels were developed prior to Charlotte adopting a zoning ordinance. Because of that, the majority of parcels have multiple legal non-conformities that have been 'grandfathered.'

In the case of a private residence, the two issues I would primarily evaluate are percentage of lot coverage and setbacks (distance structures are from the property lines). With the house removed at 312, both lot coverage and the setbacks on the east side of the lot are improved. There is nothing about this proposal that violates the code or increases the degree of an existing non-conformity.

Any future accessory structure will have to be evaluated on its own merits as a separate issue, and will have to conform to code requirements in place at the time of construction. When submitted, it will be reviewed by City staff and inspected by the County building department for compliance.

I have included a location map for your reference, and the owner will be present at your meeting to discuss his plans and answer any questions you may have.

Recommendation

Because this action would not create an zoning violations I recommend it's approval.

Suggested Motion

I move that the City of Charlotte Planning Commission approve the combination of 312 & 316 West Seminary Street as requested.