

**CITY OF CHARLOTTE
PLANNING COMMISSION RESOLUTION NO. 2018-PC04**

**A RESOLUTION TO APPROVE A CLASS ‘A’ NON-CONFORMING USE FOR
660 JEFFERSON STREET**

WHEREAS, Kenneth Densmore has an option to purchase property at 660 Jefferson Street, parcel no. 200-087-006-260-00; and

WHEREAS, this parcel is a discontinued, non-conforming use as specified in sections (H)(3) and (J)(5) of Charlotte City Code section 82-453; and

WHEREAS, the nature of that use was as a storage facility for an electrician/electrical services provider; and

WHEREAS, the City of Charlotte Planning Commission can reinstate this as a Class ‘A’ Non-Conforming use after imposing certain conditions; and

WHEREAS, these conditions are as follows:

- The proposed use will be same type of use as the previous use which occupied the property;
- The proposed structure to be used will be a blighting influence on the neighborhood if not allowed to be occupied;
- Continuance of the use does not significantly depress property values of nearby properties;
- Continuance of the use would not be contrary to the public health, safety and welfare;
- Continuance of the use would improve on an existing non-conforming condition; and

WHEREAS, the City of Charlotte Planning Commission has held a public hearing on this issue at which time the general public and residents of the specific neighborhood were given an opportunity to address the Commission; and

WHEREAS, the City of Charlotte Planning Commission has determined that the above conditions exist or will be met with a continuance of this non-conforming use.

THEREFORE, BE IT RESOLVED the City of Charlotte Zoning Planning Commission hereby approves a Class ‘A’ Non-Conforming Use designation for 660 Jefferson Street, parcel no. 200-087-006-260-00; and

BE IT FURTHER RESOLVED that if this use is discontinued as specified in sections (H)(3) and (J)(5) of Charlotte City Code section 82-453, the land and structure shall not thereafter be used except in conformance with the regulations of the district in which it is located.