



TO: City of Charlotte Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: 121 West Seminary rezone request
DATE: APRIL 1, 2021

On your Planning commission agenda for Tuesday, April 6 is a request to consider the rezoning of 121 West Seminary Street from B-1 Local Business District to RT - Two Family Residential.

While it is currently zoned for business, the property is nonconforming — it is a house, and its current and historic use is residential. The house was recently purchased, and the new owner would like to change it from a single family home to a two-family home, with an upstairs apartment. Currently, the only options are to maintain it as a single-family home (grandfathered), or use it for business.

At one time, this property was attached to an adjacent parcel to the south, 326 Cochran Avenue, currently occupied by the Cork & Bottle convenience store, which may explain why it is zoned for commercial use.

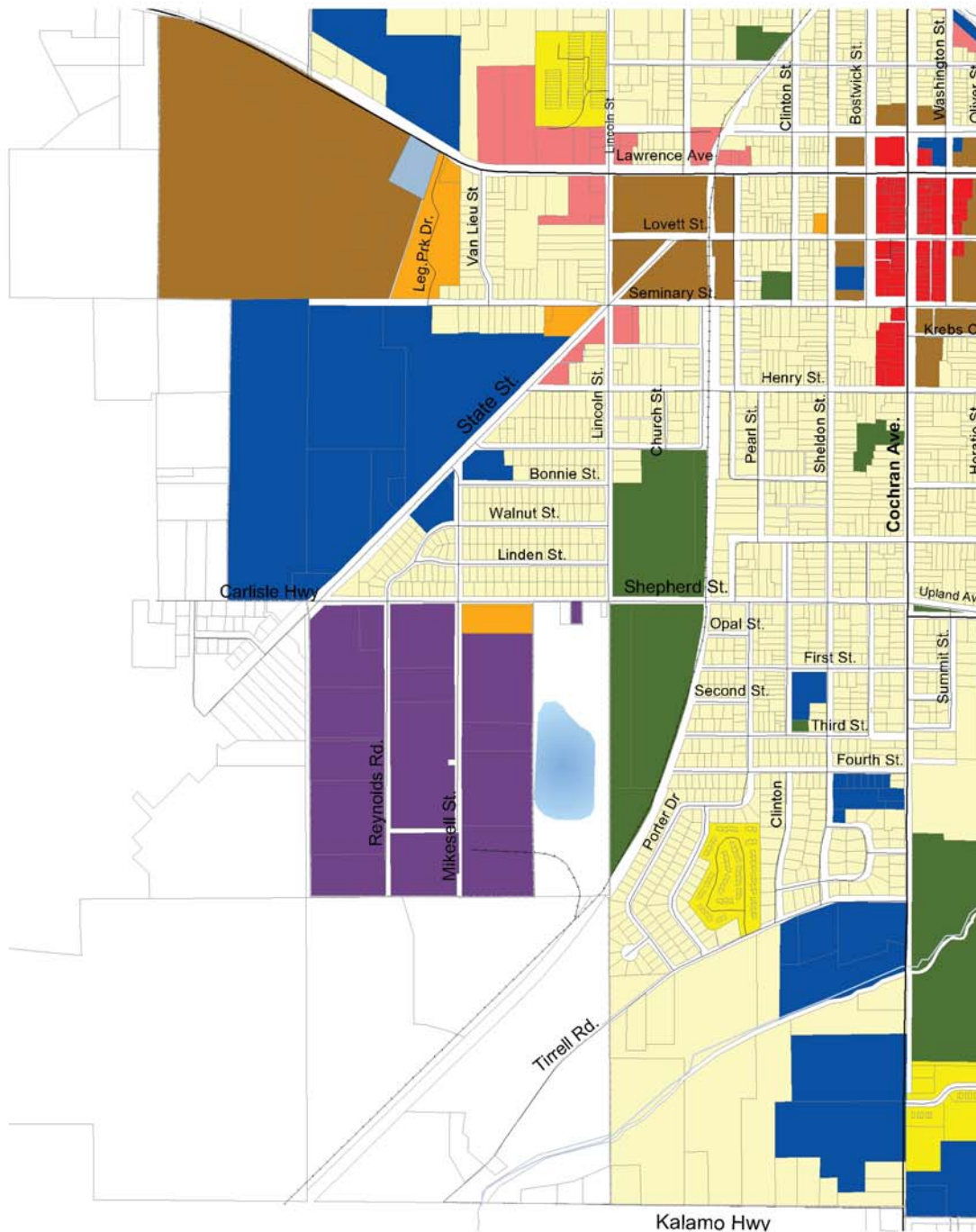
This residential property is located on the border of the B-1 and RT district and could easily be rezoned without creating any issues related to spot zoning or neighborhood compatibility. Similarly, the Future Land Use Map calls for it to be residential. Rezoning to RT would also eliminate a nonconforming condition, which can be very helpful to the property owner if they later need to sell or refinance.

As in other requests for rezoning, the Planning Commission is charged with conducting the necessary public hearing on the matter and making a recommendation on the request back to the City Council for final determination.

121 West Seminary Street



MAP 10.4 Future Land Use Map - Southwest Quad



CITY OF CHARLOTTE
Future Land Use -SW

- City Boundary
- Railroad
- Primary Roads
- Unpaved Roads
- State/Interstate Highway

- Future Land Use Key**
- Single Family (Low Density)
 - Single Family (Medium Density)
 - Multiple Family Residential (High Density)
 - Mixed Use
 - Neighborhood Commercial
 - Central Business District
 - Corridor Commercial
 - Office and Research
 - Manufacturing and Industrial
 - Public and Institutional
 - Park and Open Space

