



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

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On the Planning Commission agenda for Tuesday, April 6 is a request from Fleet Services to consider a rezoning action for an 8.38 acre parcel on the south side of West Lawrence Avenue between South Wheaton Road and Legacy Drive. The parcel is undeveloped and does not have a street address assigned.

The property is currently used for agriculture, but is zoned B-3, and is Master Planned as 'mixed use.'

These designations are a reflection of a specific development proposal from the early 2000s, which has since been abandoned. That proposal included this parcel, as well as the surrounding undeveloped acreage.

At the time, the property owners discussed using the larger site for a housing development with a mix of densities, both single and multi-family, with future commercial use proposed along Lawrence Avenue. This proposal resulted in the current designations on the Master Plan and Zoning Map.

After approximately 15 years, the owners have now sold most of the property to a local farmer, who intends to continue using the site for agriculture indefinitely. There are two remaining parcels for sale on West Lawrence, one of which is the subject of this rezoning request.

Fleet Services is a heavy vehicle repair business that has occupied at least two different properties in the City, and is currently located at 201 S. Lincoln Street. The business continues to grow and they have need for a larger space. The owner, Dan Bryan, has spent a lot of time looking for an appropriate location for this business, and would like to purchase this site on West Lawrence for a new development.



As in all cases where there is a request for rezoning, the Planning Commission is charged with conducting the required public hearing and making a recommendation back to the City Council for a final decision.

In this case, the Planning Commission should also consider the surrounding properties, and how they are shown on the Future Land Use Map (Master Plan). They are currently shown as mixed use (see exhibit), which indicates a mixture of commercial and residential uses sharing space. If the Planning Commission determines that this proposal for rezoning the site for industrial use is a good one, it should consider whether similar, compatible uses should be planned for the balance of this area and the Future Land Use Map adjusted accordingly. I have included the relevant portion of the map in your packet for reference.

The Planning Commission will need to consider several items in order to make a recommendation:

- What effect this proposal may have on neighboring properties.
- Whether the previous planning for these sites remains relevant when the project it was based on is no longer viable
- Whether making allowance for a different type of use in that area is a worthwhile consideration.

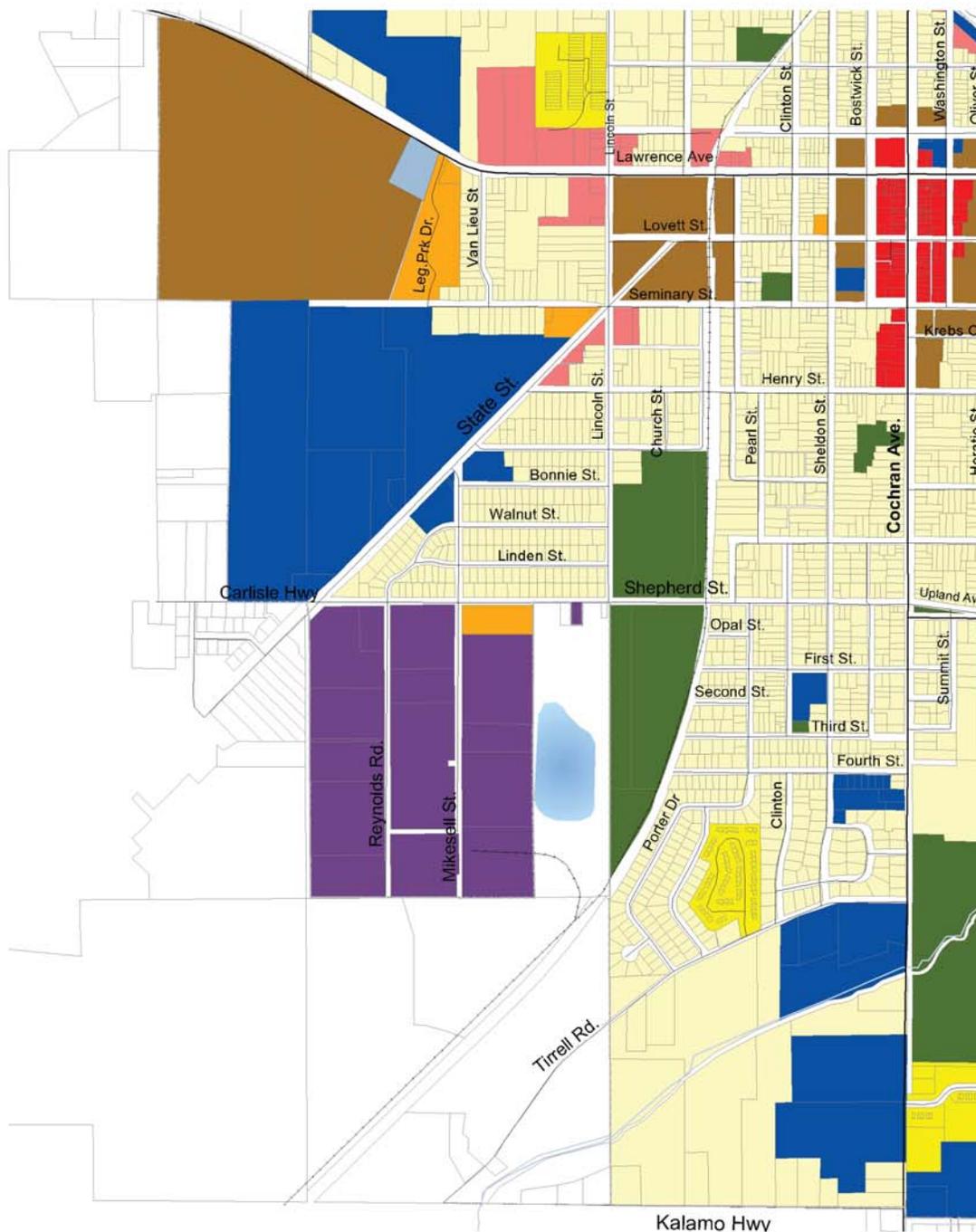
While an expansive mixed-use housing development would no doubt be welcome in Charlotte, it is no longer on the table. It also seems possible that a mix of light-industrial and office park use gradually replacing agriculture use in that location would also be productive and desirable. I believe these are open questions that may have more than one reasonable answer.

If there is support at the Planning Commission and City Council for making this rezoning change, we will also need to make appropriate updates to the Future Land Use Map for this site and those nearby parcels that might benefit from a planning update. That would require additional public input and action by the Planning Commission and Council, and this would need to be done in the very near future, as we do not want to have long-term conflicts between our zoning and future land use maps.

# West Lawrence Avenue site



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

