



Memo

To: City of Charlotte Planning Commission
From: Bryan Myrkle, Community Development Director
Date: September 9, 2022
Re: Combination of 434 & 438 Court St.

Background

The City of Charlotte has received a request from Diane Bouts, the owner of 434 & 438 Court Street to combine the lots. The purpose would be to allow the installation of a septic system and drain field on 438 that would serve the house located at 434. 438 is a vacant lot.

The City of Charlotte Planning Commission is required to review and approve lot splits or combinations within platted lots (meaning lots originally laid-out according to a development plat).

As Planning Commissioners may remember, the City Code does not require a hearing, nor does it provide very much guidance to the Commission as it considers the proposal.

My review of the proposal did not identify any non-conformities or conflicts with the City Code that would arise from the approval of this request. I did provide an illustration showing the location of these parcels for your reference.

Recommendation

Approve the requested lot combination in order to improve the value and maintain the habitability of the house located at 434 Court St.

Suggested Motion

I move the approval of the proposed combination of 434 & 438 Court St.