

Memo

To: City Council
From: Bryan Myrkle, Director of Community Development
Date: February 4, 1016
Re: Rezone – 622 W. Lawrence Ave

At its meeting held on Tuesday, February 2, the City of Charlotte Planning Commission conducted a public hearing regarding the possible rezoning of the northern half of 622 W. Lawrence Avenue.

The proposal is to rezone this half of the lot from R-1 Single Family Residential to B-3 General Business District. If approved, this will allow Dornbos Sign & Safety to purchase that half of the lot and attach it to the parcel on Harris Street where his business is located. This would allow him more room for business operations.

622 West Lawrence is a larger, “through lot” that spans the block between Lawrence and Harris Streets. Splitting the lot as proposed would not creation any non-conforming conditions 622 West Lawrence, as the remaining property is large enough to satisfy zoning requirements.

After hearing from Jeff Dornbos, the prospective buyer; Joe Fix, the current owner/landlord; and neighboring property owners, **the Planning Commission voted unanimously to approve the proposal and recommend its adoption to the City Council.**

Please note that any significant changes or enlargements to the buildings at Dornbos Sign & Safety would require further site plan review and approval by the Planning Commission.