

Memo

To: Planning Commission
From: Bryan Myrkle, Community Development Directory
Date: October 21, 2020
Re: Request for rezone of 1981 S. Cochran Ave

The City of Charlotte has received a request to rezone the property at 1981 S. Cochran Avenue from B-1 Local Business District to a residential zoning classification, in this case R-2 One Family Residential.

The reason for this request is that the prospective purchaser desires to use this property as a residence, and also arrange financing for it, both of which would not be possible without the appropriate rezoning action.

This parcel is located at the corner of S. Cochran and Kalamo Highway, and is bordered on two sides by Charlotte Public Schools property, and on other sides mostly by residential homes. There is a single commercial property across the street.

The property consists of an older farm house and several outbuildings. While it has been home to several small businesses over the years, that designation has been somewhat incongruous with the surrounding properties.

I asked several people with longer histories in the community than mine why this site was zoned for commercial use in the first place, but aside from a previous owner wanting to locate a business there, I did not discover any more significant reason why the site should remain zoned for business.

For this meeting, the Planning Commission is tasked with holding the necessary public hearing and making a recommendation to the City Council on this request for rezoning.