REQUEST
Text amendment to Section 9.1005 of the Zoning Ordinance

SUMMARY OF PETITION
The petition proposes to correct a section reference for height exceptions in the urban industrial zoning district.

PETITIONER
Charlotte-Mecklenburg Planning Department

AGENT/REPRESENTATIVE
Charlotte-Mecklenburg Planning Department

COMMUNITY MEETING
Meeting is not required.

STATEMENT OF CONSISTENCY
This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by an unanimous vote of the Zoning Committee (motion by Commissioner Johnson seconded by Commissioner Zoutewelle).

ZONING COMMITTEE ACTION
The Zoning Committee voted unanimously to recommend APPROVAL of this petition.

VOTE
Motion/Second: Johnson/Zoutewelle
Yeas: Dodson, Firestone, Johnson, Rosenburgh and Zoutewelle
Nays: None
Absent: Allen, Griffith, and Phipps
Recused: None

ZONING COMMITTEE DISCUSSION
Staff presented a brief overview of the text amendment. There were no questions.

STAFF OPINION
Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• Background
  • The section referenced in the Zoning Ordinance (Section 12.109) is incorrect. The correct reference number should be Section 12.108.

• Proposed Request Details
  • The text amendment contains the following provisions:
    • Modifies a section reference in the urban industrial zoning district to refer to the correct section number, Section 12.108, “Height limitations”, not Section 12.109, “Clear sight triangles at street intersections”.

• Public Plans and Policies
  • The petition is consistent with adopted policy.
Staff Recommendation (Updated)
- Staff agrees with the recommendation of the Zoning Committee.

DEPARTMENT COMMENTS (see full department reports online)
- Charlotte Area Transit System: No comments received.
- Charlotte Department of Neighborhood & Business Services: No issues.
- Charlotte Department of Transportation: No issues.
- Charlotte Fire Department: No issues.
- Charlotte-Mecklenburg Schools: Not applicable.
- Charlotte-Mecklenburg Storm Water Services: No issues.
- Mecklenburg County Land Use and Environmental Services Agency: No issues.
- Mecklenburg County Parks and Recreation Department: No comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)
- Site Design:
  - There is no site plan associated with this text amendment.

OUTSTANDING ISSUES
- No issues.

Attachments Online at www.rezoning.org
- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Sandra Montgomery (704) 336-5722