

<b>REQUEST</b>	Text amendment to Section 9.1005 of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	The petition proposes to correct a section reference for height exceptions in the urban industrial zoning district.
<b>PETITIONER</b>	Charlotte-Mecklenburg Planning Department
<b>AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	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).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second:	Johnson/Zoutewelle
	Yeas:	Dodson, Firestone, Johnson, Rosenburgh and Zoutewelle
	Nays:	None
	Absent:	Allen, Griffith, and Phipps
	Recused:	None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented a brief overview of the text amendment. There were no questions.	
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.	

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://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.
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**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.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:**
    - There is no site plan associated with this text amendment.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://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