



REQUEST	Current Zoning: R-17MF (LWPA), multi-family residential, Lake Wylie Protected Area Proposed Zoning: I-1 (LWPA), light industrial, Lake Wylie Protected Area
LOCATION	Approximately 8.5 acres located on the north side of Mount Holly Road near Morningside Road.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes to rezone the property to allow all uses permitted in the I-1 district.
Property Owner	Bessie S. Killman; Ronald Dana; South Shore Properties, LLC and Miguel Gonzalez
Petitioner Agent/Representative	City of Charlotte Economic Development Office N/A
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Allen/Locher Yeas: Allen, Griffith, Locher, and Simmons Nays: None Absent: Howard and Walker Recused: Rosenburgh
ZONING COMMITTEE DISCUSSION	Staff reviewed the request and noted that there are no outstanding issues with this conventional rezoning request.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Mt. Holly Road Special Project Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Griffith).
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

- **Proposed Request Details**
There is no site plan associated with this conventional request.
- **Public Plans and Policies**
 - The *Mt. Holly Road Special Project Plan* (1994) recommends industrial land uses for the subject property and, specifically recommends a rezoning to light industrial.
 - This petition is consistent with the *Mt. Holly Road Special Project Plan*.
- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on nonresidential rezoning petitions.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** Mecklenburg County Solid Waste requests that the property owners submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
 - **Site Design:** There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

Planner: Sonja Sanders (704) 336-8327