



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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Mt. Holly Road Special Project Plan</i> .
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 is not required.

PLANNING STAFF REVIEW

Proposed Request Details

This is a conventional rezoning petition with no associated site plan.

Existing Zoning and Land Use

The subject properties are currently developed with single family homes, industrial uses and vacant lots zoned R-17MF. Surrounding properties west of Morningside Road are zoned I-1 and I-2 and are occupied by light industrial uses, a religious institution or are vacant. Properties south of Mouth Holly Road are zoned I-2 and developed with single family residences and industrial uses.

Rezoning History in Area

There have been no recent rezonings in the immediate area.

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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

Vehicle Trip Generation:

Current Zoning: 950 trips per day.

Proposed Zoning: A wide range is possible for the proposed zoning scenarios.

CDOT: No issues.

Charlotte Fire Department: No issues.

CATS: No issues.

Connectivity: No issues.

Schools: CMS does not comment on non-residential rezoning petitions.

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.

OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Storm Water Review

Planner: Sonja Sanders (704) 336-8327