

<b>REQUEST</b>	Text amendment to Sections 2.201, 9.101, and 9.1103 of the Zoning Ordinance.
<b>SUMMARY OF PETITION</b>	The petition proposes to: 1) add a new definition for “eco-industrial facility”; 2) modify the definition for “public utility structure”; and 3) allow eco-industrial facilities in light and general industrial zoning districts, with prescribed conditions.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to <b>DEFER</b> this petition indefinitely with updates provided every three months to the Zoning Committee.
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<b>VOTE</b>	Motion/Second: Firestone/Walker Yeas: Fallon, Firestone, Lipton, Phipps, Rosenburgh, and Walker Nays: None Absent: Dodson Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff stated that the reason for the request for an indefinite deferral was to allow staff to convene a small group of individuals to review the proposed text amendment and possible modifications.  A Commissioner clarified to the public that the text amendment is not associated with the ReVenture project, and that the Zoning Committee has no voice in that project. The ReVenture project is independent of this process, and the use is an allowed use now. This text amendment will not affect that project.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - The text amendment contains the following provisions:
    - Adds a new definition for “eco-industrial facility”.
    - Modifies the definition for “public utility structure” by allowing them to be publically owned or owned by a public-private partnership.
    - Permits an eco-industrial facility in the I-1 and I-2 zoning districts, with prescribed conditions:
      - Minimum site size of 350 acres;
      - Site has direct rail access; and
      - The development standards of 9.1105 and Chapter 12 shall be met, including area, yard and bulk regulations, buffers and screening, signs, parking and loading, outdoor storage, setbacks and yards, dumpsters, solid waste containers, recycling containers, outdoor lighting, and security fencing.

- **Public Plans and Policies**

- The petition is consistent with the *General Development Policies-Environment* (2007).
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No comments received.
  - **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:** Not applicable.
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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 Area Transit System 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

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