

<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>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>General Development Policies–Environment</i> .
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Commission Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### 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.

**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
- 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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