

REQUEST	Current Zoning: B-1, neighborhood business Proposed Zoning: B-2(CD), general business, conditional
LOCATION	Approximately .451 acres located along the west side of South Boulevard and bounded by Interstate 485 on the south and the Southern Railway on the west.
SUMMARY OF PETITION	The petition proposes to allow storage of sales inventory for the automotive sales/service facility on the adjacent parcel.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Reed Enterprises of Charlotte, Inc. Automotive Management Services, Inc. (AMSI) Andy Durham/EMH&T
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be inconsistent with the <i>Sharon/I-485 Transit Station Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Fallon).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Petition 2011-001 is referenced on the site plan. 2. The petitioner has shaded the remaining part of the site that is not part of the rezoning and contains the buildings and bulk of parking. 3. The existing zoning is noted as B-1 and the proposed zoning as B-2(CD) on Sheet 2 under "<i>Development Data</i>". 4. "<i>Development Data</i>" on Sheet 2 has been amended to reflect the proposed use as "storage of auto inventory", and a note has been added stating that no buildings will be placed on the site. 5. The petitioner has responded to the inquiry regarding how the future dumpster/refuse enclose/pad will be accessed by a dumpster/refuse truck by showing a proposed "truck-turn path" on the site plan that depicts the turn movement of a WB-50 design vehicle southbound on the public access road behind the site, and then maneuvering through the site to access South Boulevard. The proposed dumpster/refuse truck will be able to follow this path after pulling forward to empty the dumpster at the end of the public access road. 6. A note has been added that states parking will not extend within ten feet of the rear property line. 7. The petitioner has provided a cross-section of the proposed six-foot fence with opaque covering to screen the storage area. 8. The petitioner has stated that proposed fencing, curb and gutter, and paved parking have been relocated so as not to encroach into the Norfolk Southern Railroad right-of-way. 9. The petitioner has submitted information regarding the 30-foot access easement, which has been forwarded to the City Attorney's Office for review.
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VOTE	Motion/Second:	Firestone/Walker
	Yeas:	Dodson, Fallon, Firestone, Phipps, Rosenburgh and Walker
	Nays:	None
	Absent:	Lipton
	Recused:	None
ZONING COMMITTEE DISCUSSION	Staff explained this petition to the Committee, noting that all outstanding issues had been addressed. A Commissioner member asked if CATS agreement will be required due to the project location. Staff responded by stating that an agreement with CATS was not required because the project site was beyond its terminus. There was no further discussion of this request.	
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**
 - The site plan accompanying this petition contains the following provisions:
 - Installation of additional parking spaces to accommodate storage of inventory associated with the automotive sales/service facility on the adjacent property.
 - Provision of a six-foot fence with opaque covering to screen inventory.
 - Installation of recycling area and fenced dumpster enclosure.
- **Public Plans and Policies**
 - The *Sharon & I-485 Transit Station Area Plan (2009)* recommends mixed use transit oriented development for the subject property.
 - The plan includes a specific statement that a number of properties in the station area are "occupied by ongoing business and industrial operations. While not transit-oriented in nature, it is recognized that these uses serve other important employment and economic functions within the City. These properties should retain their commercial or industrial zoning to allow them to continue as-of-right operations and allow for business expansion, until such time as the property owners are ready for redevelopment."
 - The petition is consistent with the *Sharon & I-485 Transit Station Area Plan*.
- **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.

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 comments received.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

Planner: Claire Lyte-Graham (704) 336-3782