

REQUEST Current Zoning: I-1, light industrial
Proposed Zoning: I-2, general industrial

LOCATION Approximately 5.38 acres located on the south side of West Boulevard between Sirius Lane and Yorkmont Road.

SUMMARY OF PETITION The petition proposes to rezone the property to accommodate general industrial uses in the vicinity of the airport.

PROPERTY OWNER Elam Group, LLC
PETITIONER Elam Group, LLC
AGENT/REPRESENTATIVE Bob Young, Robert G. Young, Inc.

COMMUNITY MEETING Meeting is not required.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *Southwest District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Dodson).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
--------------------------------	---

VOTE

Motion/Second:	Zoutewelle/Griffith
Yeas:	Dodson, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle
Nays:	None
Absent:	Allen
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff presented the conventional rezoning petition to the Committee. One Committee member questioned the zoning of the vacant property west of the petitioned site. It was indicated that the vacant property in question is zoned I-2 and was a portion of a larger approximately 2,200-acre rezoning approved in 2008. The 2008 petition rezoned various properties to I-2 for consistency with the Airport Master Plan.

Staff stated they were prepared to discuss the differences in uses allowed within the I-1 and I-2 zoning districts which was mentioned during the public hearing. The Committee members indicated that a discussion regarding the differences in uses between the two districts was not necessary to formulate their recommendation but did request the information be emailed to them.

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**
This is a conventional rezoning petition with no associated site plan.
 - **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends office/industrial land uses for this site located just south of the airport in order to establish a nonresidential land use pattern.
 - This petition is consistent with the *Southwest District 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 issues.
 - **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 issues.
 - **Mecklenburg County Parks and Recreation Department:** 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*.
 - There is no site plan associated with this conventional rezoning request.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services 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

Planner: Shad Spencer (704) 353-1132