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

LOCATION
Approximately 2.14 acres located on the east side of Little Rock Road between Scott Futrell Drive and Interstate 85. (Council District 3 - Mayfield)

SUMMARY OF PETITION
The petition proposes to allow all uses permitted in the I-1 district.

PROPERTY OWNER
John G. Blackmon and David E. Fuller, Sr.

PETITIONER
John G. Blackmon and David E. Fuller, Sr.

AGENT/REPRESENTATIVE
David E. Fuller, Jr.

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 Lathrop seconded by Commissioner Labovitz).

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

VOTE
Motion/Second: Lathrop/Labovitz
Yeas: Allen, Eschert, Johnson, Labovitz, Lathrop and Phipps
Nays: None
Absent: Griffith
Recused: None

ZONING COMMITTEE DISCUSSION
Staff presented the petition to the Zoning Committee members, stating the only information provided with this conventional petition is to allow all uses permitted in the I-1 zoning district. There was no discussion of this item.

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 and industrial and office uses for the subject parcels.
  • The Westside Strategic Plan (2000) does not propose any changes from the recommendations of the Southwest District Plan for the subject parcels.
  • This petition is consistent with the Southwest District Plan.
• **Staff Recommendation (Updated)**
  • Staff agrees with the recommendation of the Zoning Committee.

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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** Due to the wide range of uses allowed no trip generation was provided for the proposed zoning classification.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.
- **Urban Forestry:** No issues.

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**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.

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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 Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Urban Forestry Review

**Planner:** Sonja Sanders  (704) 336-8327