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<b>REQUEST</b>	Current Zoning: I-2, general industrial Proposed Zoning: I-1, light industrial
<b>LOCATION</b>	Approximately 2.14 acres located on the east side of Little Rock Road between Scott Futrell Drive and Interstate 85. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the I-1 district.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of the petition. The request is consistent with the <i>Southwest District Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	John G. Blackmon and David E. Fuller, Sr. John G. Blackmon and David E. Fuller, Sr. David E. fuller, Jr.
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### PLANNING STAFF REVIEW

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
  - **Existing Zoning and Land Use**  
The subject property is currently vacant. Surrounding properties are zoned I-1 and I-2 and are developed primarily with warehouse uses, but also include hotels, office and commercial uses, a mobile home park, and vacant lots.
  - **Rezoning History in Area**
    - Petition 2010-012 rezoned 0.32 acres located on the west side of Little Rock Road between Interstate 85 and Keeter Drive from I-2 to I-1.
  - **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*.
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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.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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