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.

STAFF RECOMMENDATION
Staff recommends approval of the petition. The request is consistent with the Southwest District Plan.

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.

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.

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
- 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