

<b>REQUEST</b>	Current Zoning: B-2, general business Proposed Zoning: I-2(CD), general industrial, conditional
<b>LOCATION</b>	Approximately 1.48 acres located on the east side of Statesville Road near the intersection of Interstate 85 and Statesville Road between Boxmeer Drive and Burch Drive. (Council District 4 - Barnes)
<b>SUMMARY OF PETITION</b>	The petition proposes rezone 1.48 acres to allow the reuse of an existing 16,138 square foot building with a possible area for future expansion for industrial and retail uses with accessory outdoor storage.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Kinsale Properties, LLC Kinsale Properties, LLC Terry Brennan
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>Central District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Walker).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. An amended rezoning application has been submitted updating the requested zoning district to I-2(CD).</li> <li>2. The square footage for the proposed future expansion areas has been listed on the site plan.</li> <li>3. The "at will" language has been removed from the landscaping note on the conditional site plan.</li> <li>4. A note has been added stating trees and shrubs will be planted for the screening of the outdoor storage area.</li> <li>5. A note stating accessory drive-thru windows will not be permitted has been added to the site plan.</li> <li>6. Conditional notes have been placed in the correct format.</li> <li>7. Charlotte Department of Transportation's comments have been addressed and added to the site plan.</li> <li>8. Possible areas for outdoor storage have been labeled on the site plan.</li> </ol>
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<b>VOTE</b>	Motion/Second: Allen/Walker
	Yeas: Allen, Eschert, Johnson, Labovitz, Nealon, and Walker
	Nays: None
	Absent: Lathrop
	Recused: None

<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented the petition to the Zoning Committee and indicated all outstanding site plan issues have been resolved. There was no further discussion of this petition.
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**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
    - The site plan accompanying this petition contains the following provisions:
    - Existing 16,138 square foot building and associated parking.
    - Possible areas for future building expansion.
    - Possible area for outdoor storage.
    - Landscaping and tree plantings to screen outdoor storage area.
    - The removal of one existing driveway along Statesville Road.
    - Proposed cross-access agreement between parcels for off-street traffic management.
    - A conditional note prohibiting the following uses:
      - Abattoirs
      - Foundries
      - Junk yards
      - Power generation plant
      - Railroad freight yards
      - Marshaling yard
      - Truck Stop
      - Truck Terminal
  - **Public Plans and Policies**
    - The *Northeast District Plan* (1996) recommends industrial and retail uses at this location.
    - The petition is consistent with the *Northeast Area 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:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **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 issues.
  - **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*.
    - This site meets minimum ordinance standards.
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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
- Site Plan
- Community Meeting Report
- 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
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** Solomon Fortune (704) 336-8326