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| REQUEST | Current Zoning: I-1, light industrial Proposed Zoning: I-2, general industrial |
| LOCATION | Approximately 1.59 acres located on the north side of Odum Avenue between Centre Street and Idaho Drive. (Council District 2 - Mitchell) |
| SUMMARY OF PETITION | The petition proposes to allow all uses as permitted in the I-2, general industrial district. |
| PROPERTY OWNER | O'Leary Group Business Park, LLC |
| PETITIONER | O'Leary Group Waste Systems, LLC |
| AGENT/REPRESENTATIVE | Keith MacVean & Jeff Brown, Moore & Van Allen |
| COMMUNITY MEETING | Meeting is not required. |
| STATEMENT OF CONSISTENCY | This petition is found to be consistent with the <i>Central District Plan</i> based on information from the staff analysis and the public hearing; therefore to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Firestone seconded by Commissioner Allen). |

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| ZONING COMMITTEE ACTION | The Zoning Committee voted 6-0 to recommend APPROVAL of this petition. |
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| VOTE | Motion/Second: Firestone/Allen |
| | Yeas: Allen, Dodson, Eschert, Firestone, Labovitz, and Low |
| | Nays: None |
| | Absent: Ryan and Walker |
| | Recused: None |

ZONING COMMITTEE DISCUSSION Staff presented this item to the Committee, noting that while this is a conventional rezoning request, the size of the parcel and the street classification would prohibit the operation of certain types of industrial uses. Staff added that the abutting 6.3 acres were rezoned in 2012 to allow a resource recovery facility. There was no discussion of this petition.

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

- **Background**
Approval of petition 2012-047 rezoned the abutting 6.3 acres from I-1 to I-2 (CD) in June 2012. The conditional rezoning allows a resource recovery center and prohibits many of the heavy industrial uses allowed in the I-2 district. A resource recovery center is defined on the approved site plan as a facility that collects discarded materials from businesses for the purpose of sorting, removing and recycling a minimum of 70 percent of the materials collected. The site plan also included specific notes related to buffers and transportation improvements.

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends industrial land uses for this site.
 - This petition is consistent with the *Central 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:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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.
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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

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities
- Engineering and Property Management
- Mecklenburg County Land use and Environmental Services Agency
- Mecklenburg County Parks and Recreation Review

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