

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2(CD) (general industrial, conditional)
LOCATION	Approximately 2.92 acres located on the north side of Pete Brown Road at the intersection of Old Statesville Road and Pete Brown Road. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes an expansion of an existing building to allow a contractor's office and storage yard and all I-1 (light industrial) uses that are permitted in the I-2 (general industrial) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Dominion Investments Properties, LLC Dominion Investments Properties, LLC Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: None
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Northeast District Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 6-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A note has been added that all uses in the I-1 district along with contractor's office with outdoor storage shall be allowed. 2. All the allowed uses have been placed in one section on the site plan. 3. A note has been added that "freestanding light will be fully shielded and downwardly directed." 4. Detached lighting has been limited to 20 feet in height. 5. Transportation issue has been addressed with a note that CDOT will review the proposed location of the second proposed driveway along Pete Brown Road.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Sullivan/Nelson</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Eschert Nelson, Ryan, and Sullivan</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Labovitz and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Sullivan/Nelson	Yeas:	Allen, Dodson, Eschert Nelson, Ryan, and Sullivan	Nays:	None	Absent:	Labovitz and Walker	Recused:	None
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Yeas:	Allen, Dodson, Eschert Nelson, Ryan, and Sullivan										
Nays:	None										
Absent:	Labovitz and Walker										
Recused:	None										

ZONING COMMITTEE DISCUSSION

Staff presented the petition to the Zoning Committee and indicated that all the outstanding issues had been addressed. A Commissioner asked staff about where the parking would be located on site and would it relieve the on-street parking. Staff stated that the petitioner provided an area on the site plan where off-street parking and outdoor storage will be allowed. Another Commissioner asked what type of screening would be required for the proposed outdoor storage area. Staff responded that the petitioner was providing a 58-foot buffer along the northern edge of the property as shown on the site plan. The petitioner also added a note that "the outdoor storage area would be screened with existing trees and shrubs and meet the Zoning Ordinance requirement for screening of outdoor storage area". There was no further 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

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Existing 3,600-square foot, two-story commercial structure and associated parking to remain.
 - Possible area for future building expansion, outdoor storage, and parking.
 - Landscaping and tree plantings to screen possible outdoor storage area.
 - 58-foot Class "A" buffer along the northern property line.
 - Allows a contractor's office and storage yard, and all I-1 (light industrial) uses permitted in the I-2 (general industrial) district.
 - Detached lighting limited to 20 feet in height.
 - A note that "freestanding lighting will be fully shielded and downwardly directed."
 - Possible additional access point along the proposed Pete Brown Road realignment.
- **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends industrial uses at this location.
 - The petition is consistent with the *Northeast Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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.
 - **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

- Application
- Pre-Hearing Staff Analysis

- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities 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