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| <b>REQUEST</b>  | Current Zoning: I-2 (general industrial)<br>Proposed Zoning: I-1 (light industrial)   |
| <b>LOCATION</b>   | Approximately 6.26 acres located on the east side of North Graham Street and generally surrounded by Interstate 85, Reagan Drive, and North Graham Street.<br>(Council District 1 - Kinsey) |
| <b>SUMMARY OF PETITION</b>                                    | The petition proposes to allow all uses in the I-1 (light industrial district).   |
| <b>STAFF RECOMMENDATION</b>                                   | Staff recommends approval of this petition. The petition is consistent with the <i>Central District Plan</i> .  |
| <b>PROPERTY OWNER<br/>PETITIONER<br/>AGENT/REPRESENTATIVE</b> | Graham Street Investments<br>Snider Fleet Solutions<br>Snider Fleet Solutions/Matt Creswell and Marty Herndon   |
| <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 developed with a 43,519-square foot truck maintenance and repair shop with a tire sales facility. Surrounding properties are zoned I-2 (general industrial) and developed with industrial buildings and a convenience store with gas sales to the south and restaurant and hotel to the east. North of the site is the I-85 corridor and additional I-1 (light industrial) and I-2 (general industrial) zoned land with industrial uses and commercial uses.
  - **Rezoning History in Area**
    - There have been no rezonings in the area in recent years.
  - **Public Plans and Policies**
    - The *Central District Plan* (1993) recommends industrial land uses for the site.
    - The petition is consistent with the *Central District 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:** The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
    - **Connectivity:** Not applicable.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **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 comments received.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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
- Locator Map
- Charlotte Area Transit System Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review

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