

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: B-2(PED) (general business, pedestrian overlay)
LOCATION	Approximately 0.50 acres located on the east side of Hawthorne Lane at the intersection of Hawthorne Lane and Seaboard Coast Line Railroad. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the B-2(PED) (general business, pedestrian overlay) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Cole Properties & Investments, Inc. Campus Works/ Mallie Colavita Jim Gamble & David Malcolm: McAdams Company
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>This petition is found to be inconsistent with the <i>Belmont Revitalization Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • Industrial land uses are recommended for this site. <p>However, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The property is separated from the existing industrial land uses by the railroad tracks; and • The requested district is consistent with the zoning and development pattern of the abutting property to the south; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Labovitz).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Ryan/Labovitz</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Labovitz, Nelson, Ryan, and Sullivan</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Ryan/Labovitz	Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, and Sullivan	Nays:	None	Absent:	Walker	Recused:	None
Motion/Second:	Ryan/Labovitz										
Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, and Sullivan										
Nays:	None										
Absent:	Walker										
Recused:	None										
ZONING COMMITTEE DISCUSSION	<p>Staff reviewed this request noting that it is a convention petition with no associated site plan and that it is inconsistent with the <i>Belmont Revitalization Plan</i>.</p> <p>A Commissioner asked why staff was supporting this petition. Staff responded that the site is separate from other industrial zoned properties by the railroad and will not likely be developed with those industrial properties. Another Commissioner asked if there is a railroad easement on the site. Staff responded that there is a railroad right-of-way.</p> <p>A Commissioner questioned the zoning of the properties to the south of the site and staff responded that they are zoned B-2(PED) (general business, pedestrian overlay). It was noted that the rezoning would be consistent with the zoning on those properties.</p>										
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**
This is a conventional rezoning petition with no associated site plan.
 - **Public Plans and Policies**
 - The Belmont Revitalization Plan (2003) recommends industrial uses for the subject parcel.
 - This petition is inconsistent with the Belmont Revitalization 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 issues.
 - **Transportation:** No issues.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **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*.
 - 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

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- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools 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