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| <b>REQUEST</b>  | Current Zoning: I-1 (light industrial)<br>Proposed Zoning: I-2(CD) (general industrial, conditional)   |
| <b>LOCATION</b>   | Approximately 1.13 acres located on the south side of Parker Drive between Remount Road and Berryhill Road.<br>(Council District 3 - Mayfield)   |
| <b>SUMMARY OF PETITION</b>                                    | The petition proposes to allow outdoor storage of material and equipment and the construction of a 3,000-square foot building with I-1 (light industrial) uses.  |
| <b>PROPERTY OWNER<br/>PETITIONER<br/>AGENT/REPRESENTATIVE</b> | Satwinder Jit Singh and Cecelia T Singh<br>Satwinder Singh<br>Jones Civil Design, P.C. (c/o Matt Jones)  |
| <b>COMMUNITY MEETING</b>                                      | Meeting is required and has been held. Report available online.<br>Number of people attending the Community Meeting: None  |
| <b>STATEMENT OF<br/>CONSISTENCY</b>                           | 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, and because: <ul style="list-style-type: none"> <li>• The plan recommends office/industrial land uses for the site.</li> </ul> <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The site plan commits to buffers that exceed the minimum standards of the Zoning Ordinance; and</li> <li>• The proposed use is similar to other industrial uses in the area;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Labovitz).</p> |

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| <b>ZONING COMMITTEE<br/>ACTION</b> | <p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Amended Buffer Requirements under Development Standards to reflect the buffer standards discussed in the conditional notes under Streetscape and Landscaping.</li> <li>2. Amended Permitted Uses Note 1 to say that, "All uses permitted in the I-1 (light industrial) district plus outdoor material and equipment storage and associated accessory uses are permitted on the site."</li> <li>3. Clarified under Permitted Uses Note 2 that diesel or gasoline storage is also prohibited.</li> <li>4. Provided a survey of the existing conditions on a new sheet showing the existing 1,350-square foot building to be removed and existing impervious and material storage area of 39,385 square feet.</li> <li>5. Limited the onsite material storage area to 23,200 square feet, resulting in a 16,185-square foot reduction of onsite storage area.</li> <li>6. Added a proposed retaining wall along a portion of the southern property line due to topography.</li> <li>7. Added a buffer standard stating that even though a fence is provided with the berm, the number of shrubs will not be reduced as allowed by the Zoning Ordinance.</li> <li>8. Changed the fence type along Parker Drive to a six-foot tall black iron fence to match the material and style of the fence on the adjacent property to the west.</li> <li>9. Amended the buffer and berm to provide the six-foot tall wood stockade fence at the top of the berm.</li> </ol> |
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|  | 10. Provided landscaping details, stockade fence details, typical cross sections, and site lines from the multi-family development to the rezoning site. |
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| <b>VOTE</b> | Motion/Second: Sullivan/Labovitz                             |
|             | Yeas: Dodson, Eschert, Labovitz, Nelson, Sullivan and Walker |
|             | Nays: None   |
|             | Absent: Ryan   |
|             | Recused: None  |

**ZONING COMMITTEE DISCUSSION** Staff presented the changes that were made to the site plan following the March Zoning Committee Work Session. One commissioner commented that the changes were improvements and that they addressed the Zoning Committee's concerns.

**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**

- **Background**
  - The proposed rezoning will correct an existing violation on the site and bring the buffers and screening into compliance with the standards of the Zoning Ordinance.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

  - Demolition of the existing 1,227-square foot structure and allowance of a new building up to 3,000 square feet.
  - Limits the building height to one story.
  - Specifies that all uses permitted in the I-1 (light industrial) district plus outdoor material and equipment storage and associated accessory uses are permitted on the site.
  - Prohibits the storage of hazardous materials including gasoline and diesel fuel.
  - Reconfigures the driveway into the site and brings it up to current standards.
  - Provides a 34.5-foot Class "A" buffer with a berm adjacent to residential zoning and use.
  - Provides a six-foot tall wooden fence, located on top of the berm, surrounding the outdoor storage area.
  - States that even though a fence is provided with the berm, the number of shrubs will not be reduced as allowed by the Zoning Ordinance.
  - Provides a six-foot tall black iron fence to match the material and style of the fence on the adjacent property to the west along Parker Drive.
  - Limits the onsite material storage area to 23,200 square feet, resulting in a 16,185-square foot reduction of onsite storage area.
  - Adds a proposed retaining wall along a portion of the southern property line due to topography.
  - Provides a sheet in the site plan showing landscaping detail, stockade fence detail, typical cross sections and site lines from the multi-family development to the rezoning site.
- **Public Plans and Policies**
  - The *Central District Plan* (1993) recommends office/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 issues.
- **Transportation:** No issues.

- **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** 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
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water 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:** John Kinley (704) 336-8311