



**Rezoning Petition 2015-033
Zoning Committee Recommendation**

March 25, 2015

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2(CD) (general industrial, conditional)
LOCATION	Approximately 15.88 acres located on the north side of Ed Brown Road between Westinghouse Boulevard and Steele Creek Road. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow a maintenance facility/warehouse with outdoor storage for trucks and trailers, in association with an existing truck terminal facility on another site.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Fredrick L. and John B. Smith, Janie Alberta Smith Averitt Express, Inc. Collin Brown/Bailey Patrick, Jr.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Steele Creek Area Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none">• The plan recommends industrial uses on the site. 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: <ul style="list-style-type: none">• A 100-foot Class "A" buffer will be provided along the property line abutting residential zoning, and the portion of the buffer within 50 feet of the rear will remain undisturbed; and• The proposal will preserve the wetlands area at the front of the site; and• Proposed left-turn and right-turn lanes will assist in supporting traffic circulation in the immediate area;
ZONING COMMITTEE ACTION	<p>By a 6-0 vote of the Zoning Committee (motion by Lathrop seconded by Commissioner Nelson).</p> <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. Clarified note on Sheet RZ-1.0 on the site plan to identify Potential <u>Wetland</u> Impact Area.2. Revised and defined proposed uses to be consistent in all places on the site plan (Development Data Table, General Provisions, and Permitted Uses). Site plan now identifies proposed uses as warehousing (indoor and outdoor); truck maintenance facility (with driver lounge and convenience center); outdoor storage; and overnight truck parking.3. Parking has been relocated to the south of the wetland area and now fronts on Ed Brown Road. The building envelope, tractor, and trailer parking are located to the north of the wetland area. This is due to the exact location of wetlands being further defined.4. New language has been added under General Provisions that states: "The Technical Data Sheet shows a building envelope at the rear of the Site. Petitioner intends to develop an enclosed warehouse at that location. However, in the event the warehouse is not developed at the same time as the remainder of the Site, it will still be necessary to grade and prepare the area within the building envelope in order to accommodate the future construction of the warehouse. As long as these areas are appropriately screened, the areas within either building envelope may be used for parking or

- outdoor storage until such time as buildings are constructed."
5. Language has been added stating that detached lighting shall be fully shielded and downwardly directed.
 6. Language has been added to the site plan stating that any perimeter fencing will comply with the requirements of the Ordinance.

VOTE	Motion/Second: Lathrop/Labovitz Yea: Dodson, Labovitz, Lathrop, Nelson, Ryan, and Sullivan Nays: None Absent: Eschert Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this item to Committee, noting outstanding issues that had been addressed along with new items added or modified since the public hearing, including a slight modification in the location of the wetland area, and a new development note pertaining to grading and screening of activity. There was no discussion regarding this request.
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 amendment contains the following changes:

- Allow site to be developed with support services to an existing truck terminal located approximately $\frac{1}{4}$ mile away on Westinghouse Boulevard.
- Site plan proposes the following uses:
 - Warehousing for storage of inventory on a long-term basis;
 - Maintenance facility to clean and service trucks, along with a driver lounge and convenience center; and
 - Areas to park trucks and trailers for long term if necessary.
- Uses on the site may be operated 24 hours a day.
- Prohibited uses include airports, amusements, heliports, tattoo establishments, abattoirs, adult establishments, jails and prisons and, junkyards.
- Locations of proposed building envelopes, tractor with trailer parking envelopes, and auto parking envelopes shown on site plan.
- Building height to not exceed 40 feet.
- Provision of a minimum 100-foot Class "A" buffer along east property line, of which 50 feet will remain undisturbed.
- Language provided allowing building envelope in the rear to be used for outdoor storage so long as adequate screening is provided until such time as a warehouse is constructed on said envelope.
- Potential wetland area, tree save areas, and storm water detention pond delineated.
- Proposed left-turn lane and right-turn lane on Steele Creek Road, at its intersection with Ed Brown Road.
- Detached lighting to not exceed 30 feet in height.

• Public Plans and Policies

- The *Steele Creek Area Plan* (2012) recommends industrial uses on the subject property.
- The petition is consistent with the *Steele Creek Area Plan*.

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 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

- 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

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