
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Steele Creek Area Plan</i> .
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

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow site to be developed with support services to an existing truck terminal located approximately ¼ 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; and
 - Areas to park trucks and trailers for long terms 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.
 - 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.
- **Existing Zoning and Land Use**
 - The site is currently undeveloped and surrounded by single family residential homes, multi-family residential development, office/industrial/warehouse uses, and undeveloped acreage on properties zoned R-3 (single family residential), R-4 (single family residential), R-17MF (multi-family residential), I-1 (light industrial), and I-2 (general industrial).
 - **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
 - **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.
 - **Vehicle Trip Generation:**
Current Zoning: 9,700 trips per day.
Proposed Zoning: 2,300 trips per day.
 - **Connectivity:** No issues.
 - **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 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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Clarify note on Sheet RZ-1.0 that identifies "Potential Impact Area".
 2. Under Development Data Table, General Provisions, and Permitted Uses, proposed uses listed are inconsistent. Revise and define proposed uses.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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: Claire Lyte-Graham (704) 336-3782