

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2 (general industrial)
LOCATION	Approximately 2.54 acres located on the east side of Statesville Road across from Spector Drive near the intersection of Statesville Road and Old Statesville Road. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses in the I-2 (general industrial) district. The request will allow the zoning on this site to be consistent with the adjacent property under the same ownership.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Con-Way Freight, Inc. Con-Way Freight, Inc. Sean Mayo, Gavel & Dorn Engineering
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>Northeast District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The adopted plan recommends heavy industrial land uses for this and surrounding parcels. <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 the proposed rezoning:</p> <ul style="list-style-type: none"> • Aligns the zoning on the site with the adjacent property under the same ownership; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Ryan).</p>
ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
VOTE	<p>Motion/Second: Ryan/Nelson Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan and Sullivan Nays: None Absent: Walker Recused: None</p>
ZONING COMMITTEE DISCUSSION	Staff presented this item to the Zoning Committee, noting this request was a conventional petition with no associated site plan. There was no discussion of this conventional 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**
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends heavy industrial land uses for this and

surrounding parcels.

- The petition is consistent with the *Northeast 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.
 - **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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services 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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