

REQUEST	Current Zoning: R-MH (manufactured housing), B-2 (general business), and I-1(CD) (light industrial, conditional) Proposed Zoning: B-2(CD) (general business, conditional)
LOCATION	Approximately 2.8 acres located on the west side of Old Statesville Road and at the end of Burch Shire Road near the intersection of Holly Vista Avenue and Burch Shire Road. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes expand an existing truck cab detailing business and bring all properties associated with the business into one zoning category.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Katarzyna Dec Katarzyna Dec Wilber Associates
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2
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 plan recommends office/industrial on the acreage zoned R-MH (single family, manufactured housing) and B-2 (general business), and light industrial on the portion zoned I-1(CD) (light industrial, conditional), as amended by rezoning petition 2001-056. <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"> • The site is located in an area along Old Statesville Road that houses a concentration of uses that are related to motor vehicle service and sales. • The proposed rezoning will allow the expansion of an existing truck cab detailing business. • The request will bring all properties associated with the business under one zoning district. • A 38-foot wide buffer is being provided along the western property lines adjacent to residential zoning, which is greater than the 20-foot Type "B" buffer provided with the approval of rezoning petition 2001-056. <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Wiggins).</p>

ZONING COMMITTEE ACTION	<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 that the use will be for a truck cab detailing business. 2. Labeled five-foot existing sidewalk and five-foot planting strip along Old Statesville Road on the site plan. 3. Identified proposed buffer along Burch Shire Road frontage as 38' Class B buffer. 4. Removed note "Internal parking trees and buffer trees to count toward tree save trees." Required internal trees and buffer required trees cannot count for required tree save tree count. 5. Provided site plan on 24' x 36' sheet. 6. Noted existing property to the north is zoned I-1(CD). 7. Under Site Data, only listed tax parcel numbers and acres.
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	<p>8. Under Site Notes, noted maximum 40-foot building height and two stories.</p> <p>9. Removed notes on site plan within rezoning boundary, now only showing existing conditions and proposed improvements (i.e. building footprints, parking areas, buffer, and screening).</p> <p>10. Removed "setback" from side yard and rear yard labels on site plan.</p> <p>11. Listed additional proposed uses on the site plan: automotive sales and service, automotive engine and body repair and cleaning.</p>
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VOTE

Motion/Second:	Sullivan/Majeed
Yeas:	Dodson, Lathrop, Majeed, McClung, Sullivan, and Wiggins
Nays:	None
Absent:	Eschert, Labovitz, and Nelson
Recused:	None

ZONING COMMITTEE DISCUSSION

Planning staff presented this item to the petitioner, noting that the petitioner addressed all outstanding items. Staff indicated that as stated at the public hearing, the petitioner listed additional proposed uses on the site plan: automotive sales and service, and automotive engine and body repair and cleaning. There was no discussion of 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 accompanying this petition contains the following provisions:
 - Allows continued operation and expansion of an existing business involving cleaning and detailing tractor cabs (not trailers).
 - Proposes automotive sales and service, and automotive engine and body repair and cleaning as allowed uses on the site.
 - Provides additional parking for cabs, which will be temporary, with no parking of trailers.
 - Allows a future 2,400-square foot building in addition to the existing 2,400-square foot structure on the site. The new building will be located between the existing building and the adjoining property to the south along Old Statesville Road.
 - Provides a 38-foot Class "B" buffer along the western property line that abuts the unimproved portion of Burch Shire Road. This is an increase in width from the 20-foot wide Type "B" buffer currently required as per rezoning petition 2001-056.
- **Public Plans and Policies**
 - The *Northeast District Plan (1996)* recommends office/industrial for the portion of the rezoning site zoned R-MH (single family, manufactured housing) and B-2 (general business), and light industrial on the rear portion zoned I-1(CD) (light industrial, conditional), as amended by rezoning petition 2001-056.
 - The petition supports the *General Development Policies - Environment* by accommodating an expansion of an existing business on an underutilized site in a built up area, and by not increasing the impervious surface. The temporary parking areas will be earth lots and not asphalt or concrete.

Transportation Considerations: No issues.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** 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.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - 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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