

REQUEST	Current Zoning: I-2(CD) LWPA (general industrial, conditional, Lake Wylie Protected Area) Proposed Zoning: I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)
LOCATION	Approximately 1.93 acres located on the north and south sides of Lakebrook Road, near the intersection of Overbrook Trail and Lakebrook Road, south of I-85. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to allow boat and recreational vehicle display and sales on a site that is currently developed with a manufacturing building and bounded by Interstate 85 to the north and surrounded by low density residential development, warehouses, and undeveloped acreage to the east, south, and west.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Cedron W. Hester Ridgeland Recreational Vehicles, Inc. Thomas H. Shields, III
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be inconsistent with the <i>Dixie Berryhill Strategic Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The petition is inconsistent with the <i>Dixie Berryhill Strategic Plan</i> which recommends single family residential up to four dwelling units per acre. • However, this petition was 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"> • The <i>Dixie Berryhill Strategic Plan</i> recommends that the area in which the site is located transition to residential uses and become less industrial; and • While the proposed use is not residential, it will allow the reuse of a building formerly used for the manufacturing of forklifts to be used for a less intense use, display and sales of boats and recreational facilities; and • The proposed use is also compatible with the adjacent warehousing uses; and • No expansions of the building or parking area are proposed, therefore limiting the impact on the adjacent properties, and there are no residential dwellings located within 400 feet of the existing buildings; <p>By a 5-1 vote of the Zoning Committee (motion by Labovitz seconded by Sullivan). Commissioner Wiggins dissented.</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Technical Revisions</u></p> <ol style="list-style-type: none"> 1. Under "Development Data Table", maximum building area of 70,000 square feet has been reduced to 24,137 square feet. 2. The "Development Data Table" has been revised to note the existing zoning is I-2(CD) <u>LWPA</u>, and the proposed zoning is I-1(CD) <u>LWPA</u>. 3. The 27-foot "Class A" buffer along Lakebrook Road has been removed from the site plan. It is not required as the site is legally, non-conforming and no expansions are proposed.
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	<p>4. The signage note has been revised to state that proposed signage will be per ordinance.</p> <p>5. Staff rescinded the request for a letter delineating wetlands as the portion of the property with possible wetlands was removed from the petition.</p> <p>6. The petitioner has amended "General" Notes C and D to reference "LWPA" in language.</p>
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VOTE

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

ZONING COMMITTEE DISCUSSION

Staff presented this rezoning request, describing the proposed boat and recreational vehicle display and sales use in an existing structure. Staff stated all outstanding issues had been addressed by the petitioner.

Staff noted that this petition is inconsistent with the *Dixie Berryhill Strategic Plan* but compatible with adjacent uses.

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:
 - Limits uses on site to boat and recreational vehicle display and sales in an existing 24,137-square foot building.
 - Up to 90 percent of the structure will be utilized for showroom purposes and 10 percent will be offices.
 - The existing parking area will be restriped to eliminate "one way" directional drive aisles, and parking spaces.
 - Proposes no expansion of building or parking area as they are existing and legally non-conforming.
- **Public Plans and Policies**
 - The *Dixie Berryhill Strategic Plan* (2003) recommends single family residential uses at up to four dwelling units per acre for this site, and the surrounding area. The plan acknowledged the existing industrial zoning in the area, yet recommended that it eventually transition back to residential land uses.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is at the dead end of a local street. The proposed use will generate a similar amount of trips to the existing use. CDOT has not identified any negative impacts to the transportation facilities in the area.
 - **Vehicle Trip Generation:**
 Current Zoning: 170 trips per day (based on 24,137 square feet of light industrial uses).
 Proposed Zoning: 180 trips per day (based on 70,000 square feet of recreational vehicle sales).

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 issues.
- **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:** Charlotte Water does not currently have sewer system availability. The closest

sewer system availability is located to the northeast of the parcels under review at West Pointe Drive and Sam Wilson Road. The developer should contact Charlotte Water's Installation & Development Services for information regarding water services for these parcels.

- **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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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
 - Charlotte Fire Department 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
 - Transportation Review

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