

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 the 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

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of requested technical revisions related to the square footage, buffers, and signage.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Dixie Berryhill Strategic Plan</i> which recommends single family residential up to four dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <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. • 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. • The proposed use is also compatible with the adjacent warehousing uses. • 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.
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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% 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.
- **Existing Zoning and Land Use**
 - The rezoning site is part of a larger 5.57-acre area rezoned by the County Commission via rezoning petition 1985-017(C) to allow the design and manufacture of material handling components and screening equipment with full engineering and design facilities (design and

manufacture of grease guns also occurs within the facility). This rezoning also approved the sales, service, maintenance and repair of fork-lift trucks and equipment, or use as a wholesale distributor center for automobile and truck tires.

- The site abuts Interstate 85 to the north.
- West of the rezoning site are warehouse uses zoned I-2(CD) LWPA (general industrial, conditional, Lake Wylie Protected Area).
- East and south are low density single family residential development and undeveloped acreage zoned R-3 LWPA (single family residential, Lake Wylie Protected Area).
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **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:** See Requested Technical Revisions Comment 5.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

REQUESTED TECHNICAL REVISIONS

1. Under Development Data Table, remove references to maximum building area of 70,000 square feet.
2. Under Development Data Table, note the existing zoning is I-2(CD) LWPA, and the proposed zoning is I-1(CD) LWPA.
3. Remove the 27-foot class A buffer along Lakebrook Road. It is not required as the site is legally, non-conforming and no expansions are proposed.
4. Revise signage note to state that proposed signage will be per ordinance.
5. The Engineering Department has indicated the possible presence of wetlands on site, requiring delineation.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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 Parks and Recreation Review
 - Transportation Review

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