

REQUEST	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: I-2 (general industrial)
LOCATION	Approximately 2.02 acres located on the southeast corner at the intersection of Boyer Street and Withrow Road near Billy Graham Parkway. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-2 (general industrial) zoning district on vacant acreage located off Wilkinson Boulevard northwest of the Charlotte-Douglas International Airport.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	City of Charlotte/Charlotte Douglas International Airport Charlotte Douglas International Airport Brent Cagle/Diane Carter
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be consistent with the <i>Southwest 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 land uses for the subject property. <p>Therefore, 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:</p> <ul style="list-style-type: none"> • The adopted plan recommends office/industrial land uses; and • The rezoning site is generally surrounded by undeveloped land, warehouse, industrial, and retail land uses on properties located in business, and industrial districts, as well as a few scattered residential units zoned multi-family; and • The site is located northwest of the Charlotte-Douglas International Airport and is located within the "Combined 1996 Noise Exposure Map/Noise Compatibility Program Noise Contours" which identifies the day/night average sound level at 65 decibels which are not conducive to residential development; and • Uses allowed in the I-2 (general industrial) district, such as warehouse distribution, manufacturing, and other non-residential uses, are least affected by the airport noise. Residential uses are not permitted in the I-2 (general industrial) district; <p>By a 7-0 vote of the Zoning Committee (motion by Wiggins seconded by Eschert).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Wiggins / Sullivan Yeas: Dodson, Eschert, Labovitz, Lathrop, Majeed, Sullivan, and Wiggins Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION	Staff presented this conventional rezoning petition to the Zoning Committee. Staff noted that this petition is consistent with the <i>Southwest District Plan</i> . There was no further discussion of this request.
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STAFF OPINIONStaff 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, which applies all the standards, regulations and uses in the I-2 (general industrial) zoning district. The I-2 (general industrial) district allows for a variety of uses including wholesaling and industrial areas for manufacturing, processing and assembling of parts and products, distribution of products at wholesale, transportation terminals, and a broad range of specialized industrial operations. -Examples of specific uses allowed in the I-2 (general industrial) district by-right and under prescribed conditions include: assembly or fabrication of previously manufactured parts; automotive service stations; airports; car washes; financial institutions; foundries; heliports and helistops; hotels and motels; junkyards; land clearing and inert debris landfills off site (LCID); manufactured housing repair; power generation plants; railroad freight yards, repair shops and marshalling yards; theatres, drive-in motion picture; truck terminals; and warehousing.

• Public Plans and Policies

- The *Southwest District Plan* (1991) recommends office/industrial uses for these parcels as well as the surrounding area, which is located just north of the Charlotte-Douglas International Airport.
- The site is located within the Airport Noise Disclosure Overlay district.

• TRANSPORTATION CONSIDERATIONS

- As a conventional rezoning request, and considering the range of possible uses, there shouldn't be any significant traffic impacts. The site will be required to add curb, gutter, and sidewalks with planting strips along the frontages of Boyer Street and Withrow Road when it develops as part of the permitting process.

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:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** See Advisory Comments, Note 1.
 - **Engineering and Property Management:** See Advisory Comments, Note 2.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Advisory CommentsInfrastructure

1. The site does not currently have sewer system availability. The closest sewer system availability is located approximately 300' south of PID6123507 at the Wilkinson Boulevard intersection.

Environment

2. Trees greater than two (2) inches in diameter as measured 4.5 feet above ground and in the street right of way are protected by law; authorization for their removal is to be coordinated through the City Arborist. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services 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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