

<b>REQUEST</b>	Current Zoning: I-1(CD) (light industrial, conditional) Proposed Zoning: I-1 (light industrial)
<b>LOCATION</b>	Approximately 95.67 acres located on the east side of Statesville Road, north of Old Statesville Road. (Council District 2 - Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the I-1 (light industrial) zoning district on parcels currently used as the Metrolina Expo.
<b>PROPERTY OWNER</b>	GAH International Ltd.; Metrolina Mini Storage, LLC
<b>PETITIONER</b>	Linda Pistone
<b>AGENT/REPRESENTATIVE</b>	Collin Brown, K&L Gates
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Northeast District Plan</i> land use recommendation for retail, as amended by rezoning petition 2009-052.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The surrounding land uses are primarily industrial/warehouse distribution centers, and the <i>Northeast District Plan</i> supports redevelopment of the area for light industrial and/or business park uses to enhance this area as a major employment center.</li> <li>• The area is part of the North Growth Corridor as per the <i>Centers Corridors &amp; Wedges Growth Framework</i>, and is served by I-77, major highways, and railroads. These major transportation facilities support the industrial and warehouse/distribution uses allowed in the I-1 (light industrial) district.</li> <li>• While the proposed I-1 district is not consistent with the current plan recommendation for retail, which resulted from rezoning petition 2009-052, this industrial district is consistent with the recommended industrial land use originally identified in the <i>Northeast District Plan</i>, for this site and the surrounding industrial area.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the I-1 (light industrial) zoning district. The I-1 (light industrial) district is designed to create and protect industrial areas for light manufacturing and the distribution of wholesale products. Uses permitted in the I-1 district by right and under prescribed conditions in addition to light manufacturing and distribution include: automotive sales and repair; boat and ship sales and repair; financial institutions up to 70,000 square feet; hotels and motels; manufactured housing sales; offices up to 400,000 square feet; retail establishments; shopping centers and business; personal and recreational services up to 70,000 square feet; theatres, motion picture; child care centers; day labor service agencies; and homeless shelters.
- **Existing Zoning and Land Use**
  - The site is currently developed with the Metrolina Expo and industrial uses.
  - The site is part of 135.38 acres rezoned by petition 2009-052 from R-MH (manufactured housing), BD (distributive business), I-1 (light industrial), and I-2 (general industrial) to I-1(CD) (light industrial, conditional) to accommodate a mixed use sports and entertainment facility, as well as a flea market and associated permitted accessory uses on the Metrolina Expo site.
  - North of the site are warehouse distribution facilities zoned I-1 (light industrial) and a single family neighborhood zoned R-MH (manufactured housing).
  - To the east is a speedway, a manufactured housing community, a single family residential

- neighborhood, and commercial and industrial uses along Old Statesville Road zoned R-MH (manufactured housing), R-4 (single family residential), I-1(CD) (light industrial, conditional), I-2 (general industrial), I-2(CD) (general industrial, conditional), and B-2 (general business).
- South are commercial and industrial uses zoned I-2 (general industrial), I-2(CD) (general industrial, conditional), and B-2 (general business).
  - West are office/warehouse distribution uses zoned I-1 (light industrial), I-1(CD) (light industrial, conditional), I-2 (general industrial), and I-2(CD) (general industrial, conditional).
- **Rezoning History in Area**
    - Rezoning petition 2015-060 rezoned 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 to allow all uses in the I-2 (general industrial) district. The request allowed the zoning on the site to be consistent with the adjacent property under the same ownership.
    - Rezoning petition 2013-103 for approximately 5.02 acres located on the north side of Old Statesville Road across from Spring Trace Drive, rezoned the front portions of four lots from R-17MF (multi-family residential) to I-1 (light industrial). This allowed the properties to have unified zoning and permitted all uses in the I-1 (light industrial) district.
    - See "Rezoning Map" for existing zoning in the area.
  - **Public Plans and Policies**
    - The *Northeast District Plan* (1996), as amended by rezoning petition 2009-052, recommends retail land uses for this site.
    - Prior to the 2009 petition, the land use recommendation for this site was for industrial uses.
  - **TRANSPORTATION CONSIDERATIONS**
    - This petition effectively removes the conditional site plan and reverts to the former I-1 zoning district. A wide variety of uses are allowed under the I-1 zoning district. Depending on the type and intensity of uses that may be proposed under this district, CDOT may require improvements along Old Statesville Road and/or Statesville Road during the permitting process. The site may also trigger subdivision ordinance requirements to create new streets to be constructed on the site.
    - **Vehicle Trip Generation:**  
Current Zoning: 4,600 trips per day (based on a variety of entertainment uses).  
Proposed Zoning: 6,600 trips per day (based on 950,000 square feet of light industrial).

**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:** No issues.
- **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.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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

**Planner:** Claire Lyte-Graham (704) 336-3782