

REQUEST Current Zoning: I-2(CD) (general industrial, conditional)
Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)

LOCATION Approximately 8.60 acres located on the east side of Statesville Road, north of Specter Drive and Old Statesville Road.
(Council District 2 - Austin)

SUMMARY OF PETITION The petition proposes to add a wireless communications tower to a site currently developed with warehouses on parcels immediately surrounded by warehouse/industrial uses.

PROPERTY OWNER Bobby R. Hogan and Deborah L. Hogan
PETITIONER Bobby R. Hogan, Deborah L. Hogan
AGENT/REPRESENTATIVE Jonathon L. Yates, Esq./ Hellman Yates & Tisdale

COMMUNITY MEETING Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STATEMENT OF CONSISTENCY

- The Zoning Committee found this petition to be consistent with the *Northeast District Plan*, based on information from the staff analysis and the public hearing, and because:
 - The petition is consistent with the adopted industrial land use recommendation for the site and surrounding area.
- 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:
 - The property is developed with a mini-warehouse storage facility, and is adjacent to the former Metrolina Expo, which is to be redeveloped as an industrial park; and
 - The proposed tower is compatible with the surrounding uses which are mainly industrial in nature; and
 - Wireless communication towers are low intensity uses with low traffic volume;

By a 7-0 vote of the Zoning Committee (motion by Eschert seconded by Labovitz).

ZONING COMMITTEE ACTION The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition with the following modification:

Transportation

1. "Sidewalk" note has been amended to state that a sidewalk will be installed prior to final certificate for the new cell tower. Sidewalk should meet Mecklenburg County Land Development standards.

VOTE

Motion/Second: Spencer / Eschert
Yeas: Eschert, Labovitz, Lathrop, Majeed, Spencer, Watkins and Wiggins
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION Staff presented this item to the Zoning Committee and noted that the petitioner had revised the site plan to address the outstanding issue. Staff also noted that this petition is consistent with the *Northeast District Plan*. 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 amendment contains the following changes:

- Adds a 154-foot monopole tower within an enclosed fence compound with parking and turnaround area, to be located within southeast corner of the site.
- Provides a 30-foot access and utility easement along the north and east property boundaries.
- Adds "Design Guidelines" notes pertaining to construction materials and height of the proposed communications tower.
- Modifies lighting note by removing reference to wall pak.

- **Public Plans and Policies**

- The *Northeast District Plan (1996)* recommends industrial land uses for this site, and the surrounding area. The plan specifies that the land between I-77 and NC 115 is ideal for industrial or business park use; it has great access to the interstates and is in close proximity to an established rail line.
- The site is located within the North Growth Corridor, as per the *Centers, Corridors and Wedges Growth Framework*.

- **TRANSPORTATION CONSIDERATIONS**

- This site is located along a major thoroughfare. This petition will not increase the amount of traffic generated by the site and CDOT has no concerns with this petition at this time.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 160 trips per day (based on 63,350 square feet of warehouse uses).

Entitlement: 310 (based on 123,500 square feet mini-warehouse/storage).

Proposed Zoning: 310 trips per day (based on 123,500 square feet mini-warehouse/storage and a telecommunications tower).

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 has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along Statesville Road. Sewer system availability for the rezoning boundary is via an existing eight-inch gravity sewer main located along Statesville Road at the northwestern corner of the rezoning boundary.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** 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
 - 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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