

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 PETITIONER AGENT/REPRESENTATIVE	Bobby R. Hogan and Deborah L. Hogan Bobby R. Hogan, Deborah L. Hogan 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

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of the minor technical items related to sidewalks.</p> <p><u>Plan Consistency</u> The petition is consistent with the adopted industrial land use recommendation for the site and surrounding area.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • 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. • The proposed tower is compatible with the surrounding uses which are mainly industrial in nature. • Wireless communication towers are low intensity uses with low traffic volume.
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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 signs note by noting signage will be provided per ordinance.
 - Modifies lighting note by removing reference to wall pak.
- **Existing Zoning and Land Use**
 - The site is currently developed with warehouses and is generally surrounded by office/warehouse uses.
 - The subject property was rezoned from I-1 (light industrial), I-2 (general industrial), and I-2(CD) (general industrial, conditional) to I-2(CD) (general industrial, conditional) via rezoning petition 2006-124 in order to add approximately 84,000 square feet of mini-warehouse space to an existing mini-storage (and outside storage) facility.
 - North of the rezoning site are vacant land and office/warehouse/distribution uses zoned I-1 (light industrial) and I-2(CD) (general industrial, conditional).
 - To the east is the former Metrolina Expo, warehouse/industrial uses, a mobile home community, scattered single family residential homes, and industrial/warehouse uses zoned R-MH (manufactured housing), I-1 (light industrial), I-1(CD) (light industrial, conditional), I-2 (general industrial), and I-2(CD) (general industrial, conditional).
 - To the south are a multi-family residential development, institutional uses, office, retail, and

warehouse/distribution uses zoned R-17MF(CD) (multi-family residential, conditional), B-2 (general business), B-2(CD) (general business, conditional), I-1 (light industrial), I-2 (general industrial), and I-2(CD) (general industrial, conditional).

- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-027 approved rezoning 95.67 acres (the former Metrolina Expo) located on the east side of Statesville Road north of Old Statesville Road from I-1(CD)(light industrial, conditional) to I-1 (light industrial) to allow all uses permitted in the I-1 (light industrial) zoning district.
- **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
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Transportation

1. Sidewalk Note on site plan pertaining to installation of six-foot sidewalk by property owners when adjacent property owners install sidewalks should be deleted. A sidewalk should be installed as part of this petition.

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-Mecklenburg Storm Water Services Review
 - Charlotte Water Review

- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

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