

REQUEST	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2 (general industrial)
LOCATION	Approximately 11.9 acres located on the south side of Spector Drive near the intersection of Statesville Road and Spector Drive. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses in the I-2 (general industrial) district on the subject parcel, which is currently developed with a warehouse/truck terminal and associated truck service garage and office, and located in the industrial area on the west side of Statesville Road north of Sunset Road.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mecklenburg County Epes Transport System, Inc. John M. Phillips
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>Northeast District Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends industrial land use property. • 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: <ul style="list-style-type: none"> • The petition allows all uses in the I-2 (general industrial) district; and • The site is located in an area with industrial and intense government/institutional uses; and • The more intense uses allowed in the I-2 (general industrial) district are compatible with the industrial character of the area; and • The site abuts properties in I-1 (light industrial) and I-2 (general industrial) zoning; and • There are no residential land uses in the immediate area. <p>By a 7-0 vote of the Zoning Committee (motion by Majeed seconded by Wiggins).</p>
ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
VOTE	Motion/Second: Eschert / Watkins Yeas: Eschert, Labovitz, Lathrop, Majeed, Wiggins, Watkins, and Spencer Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided a summary of this conventional rezoning proposal and noted that this petition is consistent with the <i>Northeast District Plan</i> . There was no further discussion.
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**

This is a conventional rezoning petition with no associated site plan.

- The petition allows all uses in the I-2 (general industrial) district. See list at the end of the document for the use differences between the I-1 (light industrial) and I-2 (general industrial) districts.

- **Public Plans and Policies**

- The *Northeast District Plan* recommends industrial land use for this site and the surrounding area

- **TRANSPORTATION CONSIDERATIONS**

- CDOT requests that the petitioner install a six-foot sidewalk along Spector Drive to provide pedestrian access from the site to a nearby CATS sheltered bus stop on Statesville Avenue when development is permitted. (Note: This petition is conventional and no site plan is required, therefore this request will be discussed during the permitting process and not considered an outstanding issue for the rezoning.)

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 280 trips per day (based on 2,600 square feet of office and 54,950 square feet of warehouse).

Entitlement: 425 trips per day (based on 119,000 square feet of warehouse).

Proposed Zoning: 635 trips per day (based on 178,500 square feet of warehouse).

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 eight-inch water distribution main located along Spector Drive. Charlotte Water currently does not have sewer system availability for the parcel under review. The closest available sewer main is approximately 400 feet east of parcel 037-192-14 at the intersection of Statesville Road and Spector Drive. The applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to sewer system connections.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

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 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
 - Transportation Review

Planner: John Kinley (704) 336-8311

Industrial District Use Comparison

Uses that are allowed in the existing I-1 (light industrial) zoning district, but will not be allowed if the property is rezoned to I-2 (general industrial):

- Automotive sales and repair, including tractor-trucks and accompanying trailer units
- Boat and ship sales and repair
- Financial institutions, up to 70,000 square feet (smaller financial institutions are allowed in I-2)
- Hotels and motels
- Manufactured housing sales
- Offices, up to 400,000 square feet (offices up to 100,000 square feet are allowed in I-2)
- Retail establishments, shopping centers and business, personal and recreational services up to 70,000 square feet (these uses are allowed up to 25,000 square feet in I-2)
- Motion picture theatres
- Child care centers, subject to the regulations Section 12.502
- Commercial Rooming Houses, subject to the regulations of Section 12.531
- Conference centers, convention centers and halls, exhibit halls, merchandise marts and similar uses with prescribed conditions
- Day labor service agency, subject to the regulations of Section 12.530
- Large childcare centers, subject to the regulations of Section 12.502
- Offices and government buildings, over 400,000 square feet

Uses that are not allowed in the existing I-1 (light industrial) zoning district, but will be allowed if the property is rezoned to I-2 (general industrial):

- Airports
- Government buildings, up to 100,000 square feet, and Recreation Centers up to 30,000 square feet
- Heliports and helistops, unlimited
- Power generation plants
- Railroad freight yards, repair shops and marshalling yards
- Theatres, drive-in motion picture
- Truck stops
- Truck terminals
- Vocational schools
- Utility operations centers
- Warehousing
- Agricultural industries
- Construction and demolition landfills, subject to the regulations of Section 12.524
- Contractor offices and accessory storage
- Manufacturing (heavy) uses
- Medical waste disposal facilities, as a principal use, subject to Section 12.525
- Quarries, subject to the regulations of Section 12.505
- Sanitary landfill, subject to the regulations of Section 12.507
- Satellite dish farms, subject to the regulations of Section 12.416
- Solid waste transfer stations, subject to the regulations of Section 12.526
- Waste incinerators, excluding medical waste incinerators