

<b>REQUEST</b>	Current Zoning: I-1 (light industrial) Proposed Zoning: I-2 (general industrial)
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Mecklenburg County Epes Transport System, Inc. John M. Phillips
<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 consistent with the <i>Northeast District Plan</i> recommendation for industrial land uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The petition allows all uses in the I-2 (general industrial) district.</li> <li>• The site is located in an area with industrial and intense government/institutional uses.</li> <li>• The more intense uses allowed in the I-2 (general industrial) district are compatible with the industrial character of the area.</li> <li>• The site abuts properties in I-1 (light industrial) and I-2 (general industrial) zoning.</li> <li>• There are no residential land uses in the immediate area.</li> </ul>
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**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.
- **Existing Zoning and Land Use**
  - The site is currently zoned I-1 (light industrial) and developed with a warehouse/truck terminal, truck service garage and associated office.
  - The properties to the north and west are zoned I-1 (light industrial) and developed with Mecklenburg County jail facilities. Properties to the east and south are zoned I-1 (light industrial), I-2 (general industrial) and I-2(CD) (general industrial, conditional) and developed with general industrial, warehousing uses.
  - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - Petition 2013-103 rezoned property located on the north side of Old Statesville Road across from Spring Trace Drive from R-17MF (multi-family residential) to I-1 (light industrial) to allow all uses in the district.
  - Petition 2015-060 rezoned property located on the east side of Statesville Road across from Spector Drive near the intersection of Statesville Road and Old Statesville Road from I-1 (light industrial) to I-2 (general industrial) to allow all uses in the district.
  - Petition 2016-027 rezoned property 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 in the district.
  - Petition 2016-106 rezoned property located on the east side of Statesville Road, north of

Spector Drive and Old Statesville Road, from I-2(CD) (general industrial, conditional) to I-2(CD) SPA (general industrial, conditional, site plan amendment) to allow the addition of a wireless communications facility.

- **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.

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

- Application
- Site Plan
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Fire Department
  - 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