

<b>REQUEST</b>	Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area) Proposed Zoning: I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area)
<b>LOCATION</b>	Approximately 5.28 acres located on the west side of Toddville Road and the south side of Craig Street, north of Macon Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses in the I-2 (general industrial) district on the subject site.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Duke Energy Carolinas, LLC Robert Earley Bohler Engineering NC, PLLC
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be inconsistent with the <i>Northwest District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends single family residential land uses, at up to four dwelling units per acre.</li> </ul> <p>However, 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:</p> <ul style="list-style-type: none"> <li>• The subject site is located between industrially zoned land and a small single family neighborhood; and</li> <li>• The existing R-3 (single family residential) zoning currently provides a transition to the neighborhood; however, it is not required to include landscaping; and</li> <li>• Rezoning the property to I-2 (general industrial) will allow a small area for the expansion of industrial uses along the south boundary of the site; and</li> <li>• In addition, the rezoning will result in the establishment of an ordinance required buffer along Craig Street. The buffer will protect the neighborhood by separating and partially blocking the view between the industrial use and the single family homes;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Watkins seconded by Fryday)</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Watkins/Fryday Yeas: Fryday, Lathrop, McClung, Spencer, Watkins, and Wiggins Nays: None Absent: Majeed Recused: None
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<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this conventional request to the Committee and noted that it is inconsistent with the <i>Northwest District Plan</i> . A commissioner asked what uses would be allowed in the I-2 (general industrial) district. Staff responded that uses include power generating plants, freight yards, repair shops and marshalling yards; truck stops, manufacturing and warehousing; and wholesale establishments. The commissioner asked if staff is recommending approval due to the size of the site. Staff responded that the industrial zoning district requires a
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buffer along Craig Street which is not required under the current zoning further impacting the size of the site. Another commissioner state that the representative from Duke Power indicated at the public hearing that the land would be used as a buffer and there was not much use for the land. Staff noted that if he did, this is a conventional rezoning and all uses the in the I-2 (general industrial) district would be allowed and should be taken into consideration. Another commission stated his understanding was that there is not a buffer currently on the site but with the rezoning one would be required. Staff indicated that this is correct. There was no further discussion of this petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations and uses in the I-2 (general industrial) zoning district. Uses allowed in the I-2 (general industrial) district include: offices; power generation plants; railroad freight yards, repair shops and marshalling yards; truck stops, truck terminals, vocational schools; utility operations centers; warehousing; and wholesale establishments.

- **Public Plans and Policies**

- The *Northwest District Plan* (1991) recommends single family residential at up to four dwelling units per acre for this site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is bordered by a minor thoroughfare and a local street. Existing curb and gutter is in place along the site's Craig Street and Toddville Road frontages.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 40 trips per day (based on three dwellings).
  - Proposed Zoning: 280 trips per day (based on 79,000 square feet of warehouse uses).

**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:** In relation to the parcel under review, Charlotte Water has water system availability via an existing 12-inch water distribution main located along Toddville Road and an existing two-inch water distribution main located along Craig Street. Charlotte Water currently does not have sewer system availability for the parcels under review. The closest available sewer main is approximately 170 feet west of parcel 057-15-104 on Craig Street.
  - **Engineering and Property Management:**
    - **Arborist:** No issues.
    - **Erosion Control:** No issues.
    - **Land Development:** No issues.
    - **Storm Water Services:** No issues.
    - **Urban Forestry:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Park and Recreation Department Review
  - Transportation Review

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