

<b>REQUEST</b>	Current Zoning: BP (business park) Proposed Zoning: I-1 (light industrial)
<b>LOCATION</b>	Approximately 5.14 acres located at the northeast intersection of Vance Davis Road and Twin Lakes Parkway and East of Statesville Road. (Council District 2 - Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the I-1 (light industrial) district in an existing building in Twin Lakes Business Park, located just south of Interstate 485 and east of Interstate 77.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Tariff Group, Inc. Cheer Athletics C. Matthew Jones, M.A., P.E.
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be consistent with the <i>Northlake Area 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 office/warehouse land uses for the subject site.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>• The adopted land use plan calls for an office/warehouse use, as allowed in the proposed I-1 Industrial Zoning District.</li> <li>• The site and surrounding area are already developed as light industrial uses, which are allowed under the BP zoning district.</li> <li>• The I-1 district will allow uses such as auto sales, which are not permitted in the BP (business park) district.</li> <li>• The site backs up to I-485, with no residential uses in close proximity.</li> <li>• Rezoning petition 2017-063, a request to rezone the property which is adjacent to this site from BP (business park) to I-1 (light industrial), was also recommended for approval in May 2017.</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Lathrop seconded by Spencer).</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: Lathrop/ Fryday Yeas: Fryday, Lathrop, McClung, Spencer, Watkins, and Wiggins Nays: None Absent: Majeed Recused: None
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**ZONING COMMITTEE DISCUSSION** Staff presented this conventional request to the Committee and noted that it is consistent with the *Northlake Area Plan*. There was no discussion of this petition.

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**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 with no associated site plan.

- The I-1 (light industrial) district is designed to create and protect industrial areas for light manufacturing and the distribution of wholesale products. Uses permitted in the I-1 district by-right and under prescribed conditions, in addition to light manufacturing and distribution, include automotive sales and repair; boat and ship sales and repair; financial institutions up to 70,000 square feet; hotels and motels; manufactured housing sales; offices up to 400,000 square feet; retail establishments; shopping centers and businesses; personal and recreational services up to 70,000 square feet; theatres, motion picture; child care centers; day labor service agencies; and homeless shelters.

- **Public Plans and Policies**

- The *Northlake Area Plan* (adopted 2008) recommend office and warehouse uses for this site and the surrounding area.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at an unsignalized intersection of major collectors, and the proposed land use will substantially decrease the current zoning's projected daily trips.

- **Vehicle Trip Generation:**

- Current Zoning:
  - Existing Use: 190 trips per day (based on 51,900 square feet of warehouse uses).
  - Entitlement: 2,200 trips per day (based on 51,400 square feet of retail uses).
- Proposed Zoning: 120 trips per day (based on 51,400 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:** Charlotte Water has water system availability for the rezoning boundary via an existing 16-inch water transmission main located along Vance Davis Drive and an existing 12-inch water distribution main located along Twin Lakes Parkway. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Twin Lakes Parkway.
- **Engineering and Property Management:**
  - **Arborist:** The petitioner must submit a tree survey for all trees two inches or larger located in the rights of way. In addition, the survey shall include all trees eight inches or larger in the setback.
  - **Erosion Control:** No issues.
  - **Land Development:** No issues.
  - **Storm Water Services:** No issues.
  - **Urban Forestry:** Site must comply with Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

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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

**Planner:** Claire Lyte-Graham (704) 336-3782