

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: I-1 (light industrial)
<b>LOCATION</b>	Approximately 24.16 acres located on the west side of Interstate 77 on the southern edge of Mecklenburg County, south of Nevada Boulevard. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes
<b>PROPERTY OWNER</b>	Carowinds, LLC
<b>PETITIONER</b>	Carowinds, LLC
<b>AGENT/REPRESENTATIVE</b>	James Haden
<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>Steele Creek 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 industrial/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 site is located along the North/South Carolina State line and the Interstate 77 and Carowinds Boulevard interchange area, which includes hotels and supporting retail uses.</li> <li>• Outside of the Carowinds amusement park and to the north, the area is developed with industrial uses and is located within the Westinghouse Boulevard Industrial Activity Center.</li> <li>• The proposed use is consistent with the industrial-warehouse-distribution adopted land use for this site as proposed by the <i>Steele Creek Area Plan</i>.</li> <li>• The site is appropriate for the proposed I-1 (light industrial) zoning due to its proximity to other industrial zoned land;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Spencer seconded by Majeed).</p>
<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition.
<b>VOTE</b>	<p>Motion/Second: McClung / McMillan Yeas: Fryday, McClung, Majeed, Spencer, McMillan, and Sullivan Nays: None Absent: None Recused: None</p>
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this conventional request to the Committee and noted that it is consistent with the <i>Steele Creek Area Plan</i> . There was no discussion of this petition.
<b>STAFF OPINION</b>	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, which applies all the standards, regulations and uses in the I-1 (light industrial) zoning district.
- 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; commercial outdoor amusement; financial institutions up to 70,000 square feet; hotels and motels; 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 Steele Creek Area Plan (2012)* recommends industrial/warehouse/distribution uses for this site and the surrounding area.
- The site is within the Westinghouse Boulevard Industrial Activity Center, as per the *Centers, Corridors and Wedges Growth Framework (2010)*.

**• TRANSPORTATION CONSIDERATIONS**

- The site is internal to Carowinds Park and does not affect access to Carowinds Boulevard.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 1,290 trips per day (based on 362,400 square feet of warehouse use).
  - Proposed Zoning: 1,290 trips per day (based on 362,400 square feet of warehouse use).

**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 Water:** Relative to the parcel under review, Charlotte Water has water system availability for the rezoning boundary via an existing 10-inch water transmission main located within the rezoning boundary. Charlotte Water currently does not have sewer system availability for the parcel under review.
- **Engineering and Property Management:**
  - **Arborist:** No trees can be planted in the right-of-way of Interstate I-77 without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines.
  - **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 Department of Neighborhood & Business Services Review
- Charlotte Fire Department Review
- Charlotte Water Review
- Engineering and Property Management Review
  - City Arborist
  - Erosion Control
  - Land Development
  - Storm Water
  - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

**Planner:** Michael Russell (704) 353-0225