



Zoning Committee

REQUEST

Current Zoning: R-3 AIR (single family residential, airport noise overlay) and I-1(CD) AIR (light industrial, conditional, airport noise overlay)
Proposed Zoning: I-1(CD) AIR (light industrial, airport noise overlay) and I-1(CD) SPA AIR (light industrial, conditional, site plan amendment, airport noise overlay)

LOCATION

Approximately 24.23 acres located on the west side of Sandy Porter Road, north of Interstate 485.
(Outside City Limits)

PETITIONER

Eastgroup Properties, L.P.

**ZONING COMMITTEE
ACTION
VOTE**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Motion/Second: Spencer / Majeed
Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan
Nays: None
Absent: McMillan
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noted that it is consistent with the *Steele Creek Area Plan* and that all outstanding issues have been addressed.

There was no further discussion of the petition.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

The Zoning Committee voted 6-0 (motion by Spencer seconded by McClung) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the industrial/warehouse-distribution adopted land use for this site as per the *Steele Creek Area Plan*, and as amended by rezoning petition 2016-009.

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:

- The property is located south of Charlotte-Douglas International Airport and within the "Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours" which identifies the day/night average sound level at 65 decibels, and which is not conducive to residential development; and
- The rezoning for the largest portion of the property is consistent with the adopted industrial land uses recommended for the site; and
- The smaller portion of the site zoned R-3, is recommended for office/industrial land uses by the *Steele Creek Area Plan*, and includes an existing auto/body repair shop that is a legal non-conforming use; and
- The proposed development expands an existing warehouse/distribution industrial park along Steele Creek Road, Shopton Road, and Interstate 485 and is compatible with the uses in the surrounding area.