



Zoning Committee

REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 4.34 acres located at the end of Cressida Drive, near the intersection of South Boulevard and East Westinghouse Boulevard.

PETITIONER

Council District 6 - Bokhari
Atlantic Coast Contractors, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend **APPROVAL** of the petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the long-term vision of the *Sharon & I-485 Transit Station Area Plan*. However, it is consistent with the plan provision for ongoing businesses and industrial operations based on the information from the staff analysis and the public hearing, and because:

- The long term vision of the plan recommends a transition to mixed use transit-supportive land uses; and
- The plan recommends that ongoing businesses and industrial operations retain their commercial or industrial zoning in order to continue operations and allow for business expansion, until such time as the property owners are ready for redevelopment.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- In 2009, Mecklenburg County issued an electrical permit for a construction storage facility on the subject property. A zoning compliance check was not done as a part of the permitting process and the contractor, assuming permission had been granted, established the storage yard; and
- This rezoning would bring the existing use into conformity and allow it to continue to operate; and
- The rezoning would require the installation of buffers adjacent to the single family homes to the east and south, as well as screening from the public street; and
- A similar contractor's office and storage yard, under different ownership, is abutting the site to the north and was recently rezoned in a similar manner by petition 2017-062; and

- As a result of this rezoning the building and parking area will be separated from some of the single family parcels with buffers that are a minimum of 87 feet in width; and
- The building and parking area will be separated from the single family parcels to the south by 71 feet including a Class A buffer with a berm and a utility easement; and
- There are a number of automotive dealerships and repair shops in the area and along Cressida Drive with large parking lots with vehicle storage, and the proposed use is comparable to these uses.

VOTE

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted the petitioner had added two notes, one related to additional plantings in the buffer and the other related to the provision of an embankment to serve as sound attenuation. Staff also notes that the is petition is inconsistent with the long-term vision of the *Sharon & I-485 Transit Station Area Plan* for a transition to mixed use transit-supportive land uses. However, it is consistent with the plan provision for ongoing businesses and industrial operations to retain their commercial or industrial zoning in order to continue operations and allow for business expansion with the adopted area plan.

A committee member asked if the two notes were added after the public hearing and staff confirmed that was the case.

There was no further discussion of this petition.

Planner

John Kinley (704) 336-8311