



Zoning Committee

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**REQUEST**

Current Zoning: B-2(CD) AIR (general business, conditional, Airport Noise Overlay)  
Proposed Zoning: B-2 (CD) SPA AIR (general business, conditional, site plan amendment, Airport Noise Overlay)

**LOCATION**

Approximately 24.34 acres located at the intersection of Beam Road and Shopton Road.  
(Council District 3 - Mayfield)

**PETITIONER**

City of Charlotte – Engineering & Property Management

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Southwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends institutional uses as amended by rezoning petition 1999-079.

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

- The proposed rezoning will allow the expansion of a driving course and associated facilities at the City of Charlotte Vehicle Operations Center; and
- This facility serves multiple City departments including Police, Fire, and CATS, and its expansion will support the needs of the City's growing workforce; and
- The Police and Fire Training Academy is located across the street from this site on Beam Road creating easy access for training opportunities; and
- The proposed use is appropriate within the Airport Noise Overlay; and
- The area around Beam Road, north of Shopton Road, is recommended for and developed as primarily office/industrial uses and will not be negatively impacted by the proposed expansion; and
- A buffer will be provided along the adjoining property line where the vacant property is zoned R-3 (single family residential). However, staff anticipates the property will not remain residential as the area plan recommends office/industrial uses for the site.

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

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Staff noted that the outstanding issue had been addressed with the exception of the request for the petitioner to provide a tree survey within the street right-of-way prior to the decision.

There was no further discussion of this petition.

**Planner**

Claire Lyte-Graham (704) 336-3782