



Zoning Committee

REQUEST Current Zoning: R-17MF AIR (multi-family residential, airport noise overlay)
Proposed Zoning: I-2 AIR (general industrial, airport noise overlay)

LOCATION Approximately 0.21 acres located on the west side of Boyer Street, north of Wilkinson Boulevard.
(Council District 3 - Mayfield)

PETITIONER Florian and Oltita Balaj

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY The Zoning Committee voted 7-0 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 Southwest District Plan recommends office/industrial land uses for this site and the surrounding area.

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 adopted Plan recommends office/industrial land uses; and
- The rezoning site is generally surrounded by undeveloped land, and warehouse, industrial, and retail land uses on properties located in business, and industrial districts, as well as a few scattered residential units zoned multi-family. The remaining homes in residential zoning do not abut the subject property; and
- The site is located northwest of the Charlotte-Douglas International Airport, and within the Airport Noise Overlay and is not suitable for residential uses; and
- Uses allowed in the I-2 (general industrial) district, such as warehouse/distribution, manufacturing, and other non-residential uses, are least affected by the airport noise. Residential uses are not permitted in the I-2 (general industrial) district.

Motion/Second: McMillan / Sellers
Yeas: Fryday, Ham, McMillan, Nwasike, Sellers, Sullivan, and Watkins
Nays: None
Absent: Gussman, McClung, and Samuel
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional rezoning petition, noting that the request will permit all uses in the I-2 (general industrial) district. Staff recommended approval and stated that the request is consistent with the *Southwest District Plan* and with the *Centers, Corridors and Wedges Growth Framework*.

There was no further discussion of this request.

PLANNER

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