



Zoning Committee

REQUEST	Current Zoning: I-1(CD) AIR (light industrial, conditional, airport noise overlay) Proposed Zoning: 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, LP

**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 *Steele Creek Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial uses.

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 site is currently zoned I-1(CD) and recommended for industrial uses by the *Steele Creek Area Plan*. The property is located north 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 site is being developed as part of a larger industrial business park, which runs from Sandy Porter Road to Steele Creek Road and between Shopton Road and the interchange at Interstate 485; and
- The proposed site plan amendment is being requested to provide flexibility in the number and placement of the buildings; and
- The proposed site plan provides a Class A buffer along the northern edge of the property adjacent to an existing church, and a Class C buffer along the southern edge of the property adjacent to Interstate 485.

Motion/Second: McMillan / Ham

Yeas: Fryday, Gussman, Ham, McClung, McMillan, and

	Samuel
Nays:	None
Absent:	Watkins
Recused:	None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. A commissioner inquired if this site had been reviewed and approved recently. Staff noted that the site was approved in petition 2017-125 for two buildings, and the applicant was seeking flexibility by this petition to build either one or two buildings.

There was no further discussion of this request.

PLANNER

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