

**ZONING COMMITTEE
RECOMMENDATION
January 25, 2006**

Rezoning Petition No. 2006-017

- Petitioner:** Charlotte Mecklenburg Planning Commission
- Request:** Text amendment to add a new location provision for all loading areas. Loading and unloading spaces and areas shall be located a minimum of 60' from residentially used or zoned property
- Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this text amendment.
- Vote:**
- | | |
|---------|---|
| Yeas: | Carter, Cooksey, Farman, Howard, Hughes, and Sheild |
| Nays: | None |
| Absent: | Ratcliffe |

Summary of Petition

This text amendment would add a new provision that would require loading and unloading spaces and areas to be located a minimum of 60' from residentially used or zoned property. Distances shall be measured from the closest edge of the loading and unloading area to the property line of the residentially used or zoned property.

Added to the amendment was an additional requirement that this regulations would not apply in the MUDD, PED, TOD-R, TOD-E, TOD-M, TOD-RO, TOD-EO, TOD-MO, TS, UI, UMUD, and UR districts.

Zoning Committee Discussion/Rationale

Keith MacVean summarized the text amendment noting that an exception was made so that these regulations would not apply in the more urban zoning districts, where it would be more difficult to be 60' from residentially used or zoned property, particularly with mixed and multi-use projects.

Statement of Consistency

Upon a motion made by Cooksey and seconded by Carter, the Zoning Committee unanimously found this text amendment to be consistent with adopted policies and plans.

Vote

Upon a motion made by Farman and seconded by Howard, the Zoning Committee voted unanimously to recommend approval of this text amendment.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.