

**ZONING COMMITTEE
RECOMMENDATION
June 27, 2007**

Rezoning Petition No. 2006-112

Petitioner: Charlotte-Mecklenburg Planning Commission

Request: This amendment will mitigate the negative impacts between residential and general industrial uses.

Action: The Zoning Committee voted unanimously to recommend a **TWO-MONTH DEFERRAL** of this petition.

Vote:

Yeas:	Chiu, Lipton, Loflin, Ratcliffe, Sheild and Simmons
Nays:	None
Absent	Rosenburgh

Background

In 2003, the City Council asked staff to develop standards for heavy industrial uses permitted in the I-2 zoning district when located in residential areas. This request was in association with corrective rezonings for the North Davidson, North Sharon Amity, Old Concord Road areas, as well as the asphalt plant proposed in the Optimist Park neighborhood.

Staff presented the Economic Development and Planning Committee with four options: amend the ordinance, create a new district, create an overlay, and make no changes. ED & P directed staff to amend the I-2 district and add stricter development standards for certain uses.

The Industrial Stakeholders group was formed and included industry representatives, neighborhood leaders, Hazmat representative, realtors, and persons involved in the corrective rezonings. The Stakeholders met 6 times and a proposed text amendment has been formulated.

The proposed text changes were approved to move forward by the ED&P Committee of the City Council on November 30, 2005. Major changes include moving uses from by-right to by prescribed condition, establishing the prescribed conditions, buffers, location of, loading areas, outdoor storage and dumpsters and security fencing. See attached for a detailed description of the proposed changes.

Zoning Committee Discussion/Rationale

At the public hearing in July, City Council asked staff to hold an additional meeting with interested parties that had expressed a concern with the proposed regulations. That meeting was held on October 10, 2005. Staff is reviewing issues raised to see if changes to the proposed text amendments are appropriate. For these reasons, staff requested a two-month deferral of this petition.

Vote

Upon a motion made by Commissioner Ratcliffe and seconded by Commissioner Sheild the Zoning Committee voted unanimously to recommend a two-month deferral of this petition.

Staff Opinion

Staff agrees with the recommendation if the Zoning Committee.