

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: I-1, light industrial
LOCATION	Approximately 2.14 acres located on the east side of Little Rock Road between Scott Futrell Drive and Interstate 85. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-1 district.
PROPERTY OWNER	John G. Blackmon and David E. Fuller, Sr.
PETITIONER	John G. Blackmon and David E. Fuller, Sr.
AGENT/REPRESENTATIVE	David E. Fuller, Jr.
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Southwest District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Lathrop/Labovitz Yeas: Allen, Eschert, Johnson, Labovitz, Lathrop and Phipps Nays: None Absent: Griffith Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee members, stating the only information provided with this conventional petition is to allow all uses permitted in the I-1 zoning district. There was no discussion of this item.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends office and industrial and office uses for the subject parcels.
 - The *Westside Strategic Plan* (2000) does not propose any changes from the recommendations of the *Southwest District Plan* for the subject parcels.
 - This petition is consistent with the *Southwest District Plan*.

- **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** Due to the wide range of uses allowed no trip generation was provided for the proposed zoning classification.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Urban Forestry Review

Planner: Sonja Sanders (704) 336-8327