



Zoning Committee

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<b>REQUEST</b>	Current Zoning: B-1SCD (business shopping center district) Proposed Zoning: I-2(CD) (general industrial, conditional)
<b>LOCATION</b>	Approximately 13.02 acres located on the south side of University City Boulevard, west of the Mecklenburg/Cabarrus County Line. (Outside City Limits)
<b>PETITIONER</b>	EM & C Investments, LLC

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**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:

The industrial uses are found to be consistent with the *Rocky River Road Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends warehouse/industrial uses.

The retail, personal service, and EDEE (eating/drinking/entertainment) uses are found to be inconsistent with the *Rocky River Road Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends industrial land use.

However, 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 located between University City Boulevard, which is a major thoroughfare and the railroad and industrial zoned land to the south creating an environment that is suitable for nonresidential uses; and
- The petition proposes to expand an existing adjacent manufacturing business located both in Mecklenburg and Cabarrus Counties by:
  - allowing all uses in the I-1 zoning district that are also allowed in the I-2 (general industrial) district, and
  - allowing certain manufacturing uses which are only permitted in the I-2 zoning district; and
- The petition also proposes to allow a small amount of retail uses, personal services and EDEE uses which are allowed under the current zoning and in the industrial zoning districts.

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

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that the industrial uses are consistent with the adopted area plan. However, the retail, personal service, and EDEE (eating/drinking/entertainment) uses are inconsistent with the adopted area plan.

A committee member asked if the subject property directly abuts the Cabarrus County line, as was mentioned at the public hearing. Staff clarified that the subject property does not abut the county line directly.

There was no further discussion of this petition.

**PLANNER**

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