



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-3 AIR (single family residential, airport noise overlay) and I-1(CD) AIR (light industrial, conditional, airport noise overlay) Proposed Zoning: I-1(CD) AIR (light industrial, airport noise overlay) and I-1(CD) SPA AIR (light industrial, conditional, site plan amendment, airport noise overlay)
<b>LOCATION</b>	Approximately 24.23 acres located on the west side of Sandy Porter Road, north of Interstate 485. (Outside City Limits)
<b>PETITIONER</b>	Eastgroup Properties, L.P.
<b>ZONING COMMITTEE ACTION VOTE</b>	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.  Motion/Second:       Spencer / Majeed Yeas:                    Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan  Nays:                    None Absent:                 McMillan Recused:               None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff provided a summary of the petition, noted that it is consistent with the <i>Steele Creek Area Plan</i> and that all outstanding issues have been addressed.  There was no further discussion of the petition.
<b>ZONING COMMITTEE STATEMENT OF CONSISTENCY</b>	The Zoning Committee voted 6-0 (motion by Spencer seconded by McClung) to adopt the following statement of consistency:  The proposed rezoning is consistent with the <i>Steele Creek Area Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"><li>• The petition is consistent with the industrial/warehouse-distribution adopted land use for this site as per the <i>Steele Creek Area Plan</i>, and as amended by rezoning petition 2016-009.</li></ul> Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"><li>• The property is located south 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</li><li>• The rezoning for the largest portion of the property is consistent with the adopted industrial land uses recommended for the site; and</li><li>• The smaller portion of the site zoned R-3, is recommended for office/industrial land uses by the <i>Steele Creek Area Plan</i>, and includes an existing auto/body repair shop that is a legal non-conforming use; and</li><li>• The proposed development expands an existing warehouse/distribution industrial park along Steele Creek Road, Shopton Road, and Interstate 485 and is compatible with the uses in the surrounding area.</li></ul>