



Zoning Committee Recommendation

Rezoning Petition 2021-264

August 30, 2022

REQUEST

Current Zoning: I-1 (light industrial), R-4 (single family residential)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 4.7 acres located on the north side of Oak Drive, east of Old Statesville Road, and south of Pete Brown Road. (Council District 2 - Graham)

PETITIONER

Chuck Price

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Manufacturing & Logistics Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed use is aligned with the recommended Manufacturing & Logistics Place Type.
- The petition is requesting expansion from the existing lumber business adjacent to the site.
- The petition proposes the same industrial uses found in the area along the Old Statesville Road Corridor.
- The petition commits to a 100-foot Class A buffer adjacent to the abutting residential properties.
- The petition commits to a 50-foot class A buffer along Oak Drive.
- Access to the site will be limited to only the existing adjacent property and avoid creating additional traffic or access on Oak Drive.
- This petition helps to fulfill the Comprehensive Plan's goal of contributing "to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution."

Motion/Second: Harvey / Gaston
Yeas: Gaston, Gussman, Harvey, Russell, Samuel, Welton
Nays: None
Absent: Rhodes
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Russell asked for a clarification of the location of the buffers. Staff responded that there is a 50-foot Class A buffer along Oak Drive and a 100-foot Class A buffer abutting the residentially zoned parcels to the east of the site.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225