



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-095

December 1, 2021

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**REQUEST**

Current Zoning: I-1(CD) (light industrial, conditional)  
Proposed Zoning: I-1 (light industrial)

**LOCATION**

Approximately 2.85 acres located along the southeast interchange of Interstate 77 and Interstate 85, west of Statesville Avenue.  
(Council District 1 - Egleston)

**PETITIONER**

Kenjoh Outdoor

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Central District Plan (1990)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial uses.

Therefore, 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:

- This petition seeks a conventional rezoning to allow I-1 uses on the site.
- This petition is consistent with the district plan's recommendation of industrial land uses and is consistent with the industrial land uses off Tipton Road.
- This petition fulfills the district plan's recommendation to promote revitalization of older industrial areas.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Rhodes, Samuel and Welton

Nays: Spencer

Absent: Ham

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Spencer stated that it is a conventional petition with no notes so therefore under an I-1 zoning district, it would

allow uses (service stations, gas stations, underground gasoline uses) that are contrary to the goals under the *Charlotte Future 2040 Comprehensive Plan* and the *Strategic Energy Action Plan* and common sense.

**PLANNER**

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