



Zoning Committee

REQUEST

Current Zoning: R-3 AIR (single family residential airport noise overlay,) and BD(CD) AIR (distributive business, conditional, airport noise overlay)

Proposed Zoning: I-1(CD) AIR (light industrial, conditional, airport noise overlay) with five year vested rights.

LOCATION

Approximately 117.16 acres located along the north side of Shopton Road , southeast of Pinecrest Drive and west of Beam Road.

(Council District 3 - Mayfield)

PETITIONER

Charlotte Douglas International Airport

**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:

This petition is found to be consistent with the *Westside Strategic Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the Westside Strategic Plan recommendation for office/business park/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:

- The property is located just south of the Charlotte-Douglas International Airport and is located within the "Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours" which identifies the day/night average sound at 65 decibels, and which is not conducive to residential development; and
- While the area plan recommends that no rezonings to non-residential districts should occur within or adjacent to Eagle Lake until the neighborhood is bought as a whole, the Eagle Lake Community representatives have indicated that they are not interested in being bought out; and
- The petitioner has removed the northern 50 acres abutting the Eagle Lake Community from the rezoning petition; and
- The petitioner has reduced the proposed building square footage from 2,000,000 square feet to 1,000,000 square feet.

Motion/Second: Spencer / McClung
Yeas: Fryday, Majeed, McClung, McMillan, Nelson,
Spencer, and Sullivan
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that since the public hearing the petitioner removed approximately 50 acres from the rezoning to reduce the area to be rezoned from 168 to 117 acres. The area that was removed was generally located next to the Eagle Lake Community. In addition, the petitioner reduced the proposed development square footage from two million square feet to one million square feet. There were no outstanding issues and the proposed request is consistent with the *Westside Strategic Plan*.

A Commissioner asked how the buffers along the Pinecrest Drive had been addressed. Staff responded that this area was removed from the rezoning request.

Another Commissioner asked if staff had any communication from the Eagle Lake Community regarding the changes to the petition. Staff indicated that they had not heard from the community but they met with some of the residents prior to the public hearing and the changes appeared to meet their concerns.

A Commissioner noted the removal of the 50 acres dealt with the note in the area plan that no rezonings to non-residential designations should occur within or adjacent to Eagle Lake until the neighborhood is bought as a whole by the airport or a private developer.

There was no further discussion of this petition.

Planner

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