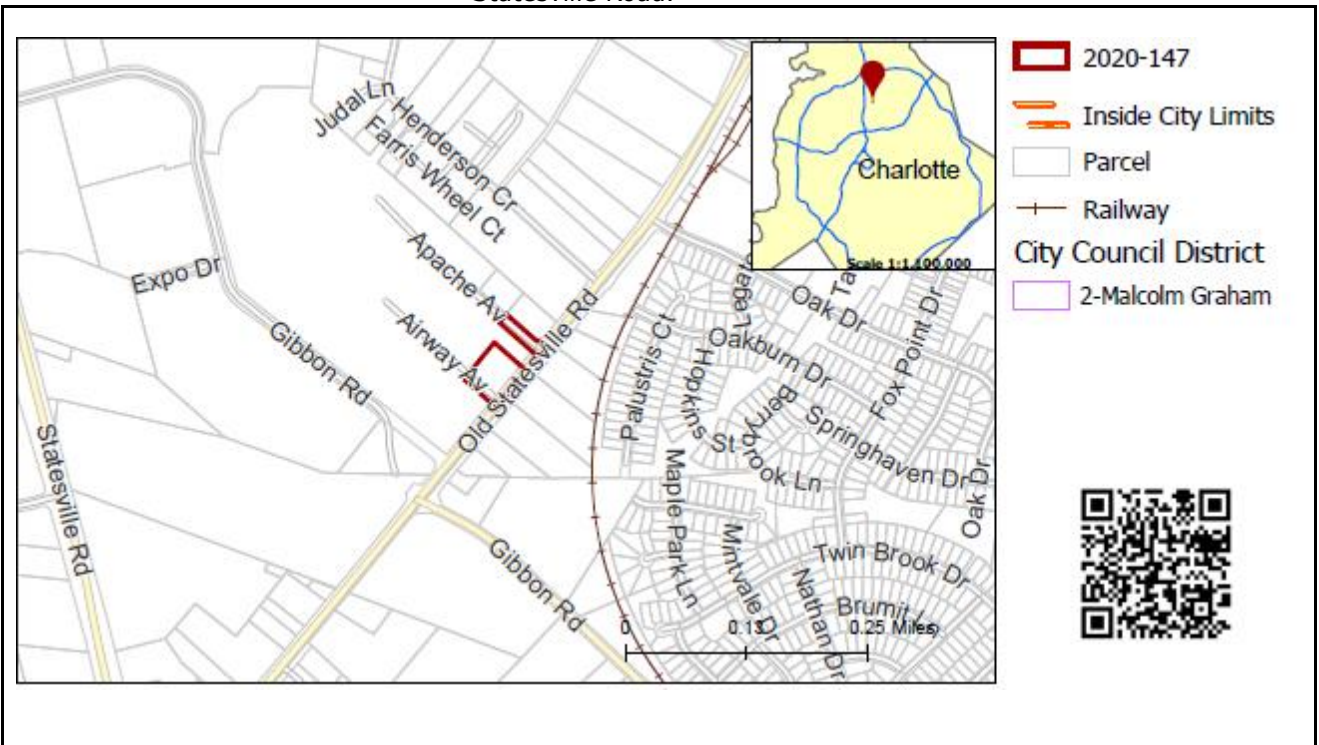


**REQUEST**

Current Zoning: B-2 (general business) and I-1 (CD) (light industrial, conditional)  
 Proposed Zoning: I-1 (light industrial)

**LOCATION**

Approximately 1.93 acres located along the northwest side of Old Statesville Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the I-1 zoning district.

**PROPERTY OWNER**

BIN-OSR, LLC

**PETITIONER**

Beacon Partners

**AGENT/REPRESENTATIVE**

Colin Brown & Brittany Lins, Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northeast District Plan (1996)* recommendation of an industrial-warehouse-distribution use.

Rationale for Recommendation

- By rezoning these sites to I-1, the entire parcel will have a consistent zoning.
- This petition is consistent with the *Northeast District Plan (1996)* recommendation of industrial use for this parcel.
- This petition's request for an industrial zoning will maintain consistency with the surrounding industrial land uses on the western side of Old Statesville Road.

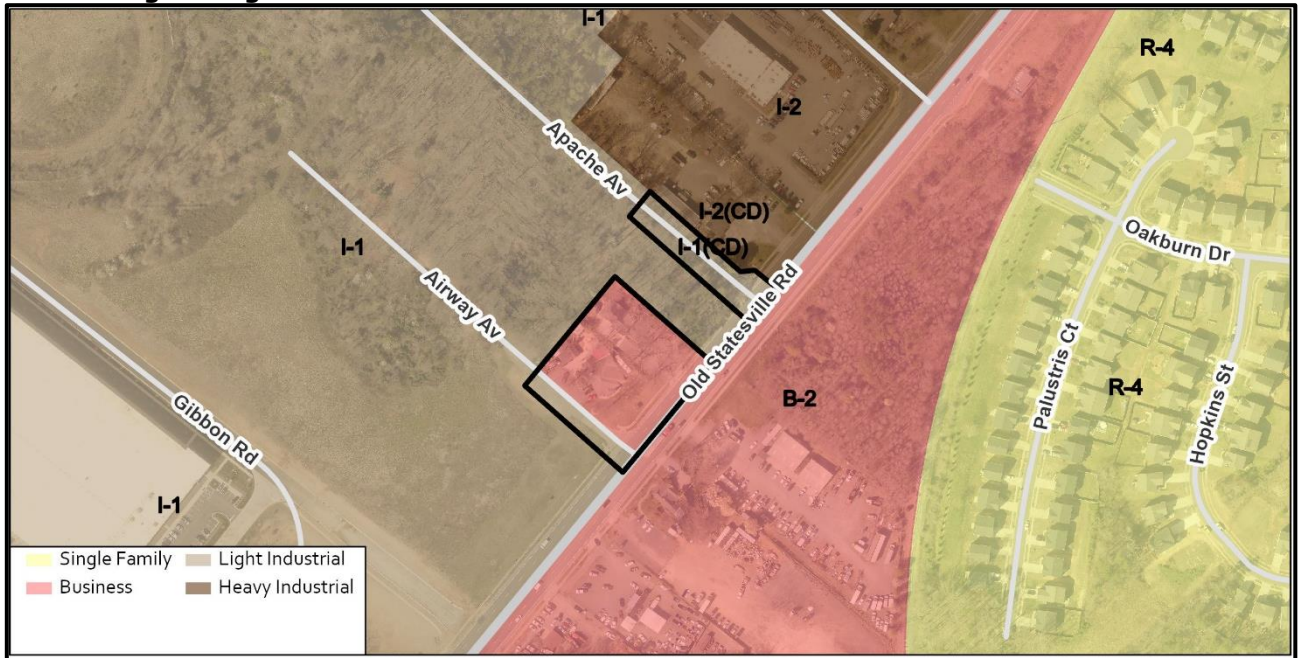
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- The proposal would allow all uses in the I-1 zoning district.

- **Existing Zoning and Land Use**



The subject property is zoned B-2 and I-1(CD). The surrounding land uses are industrial, small businesses, and a manufactured home park. It is adjacent to Metrolina Industrial Park.



The subject property (denoted by red star) is developed with retail uses.





The property to the northeast along Old Statesville Road is developed with a contractor's office.



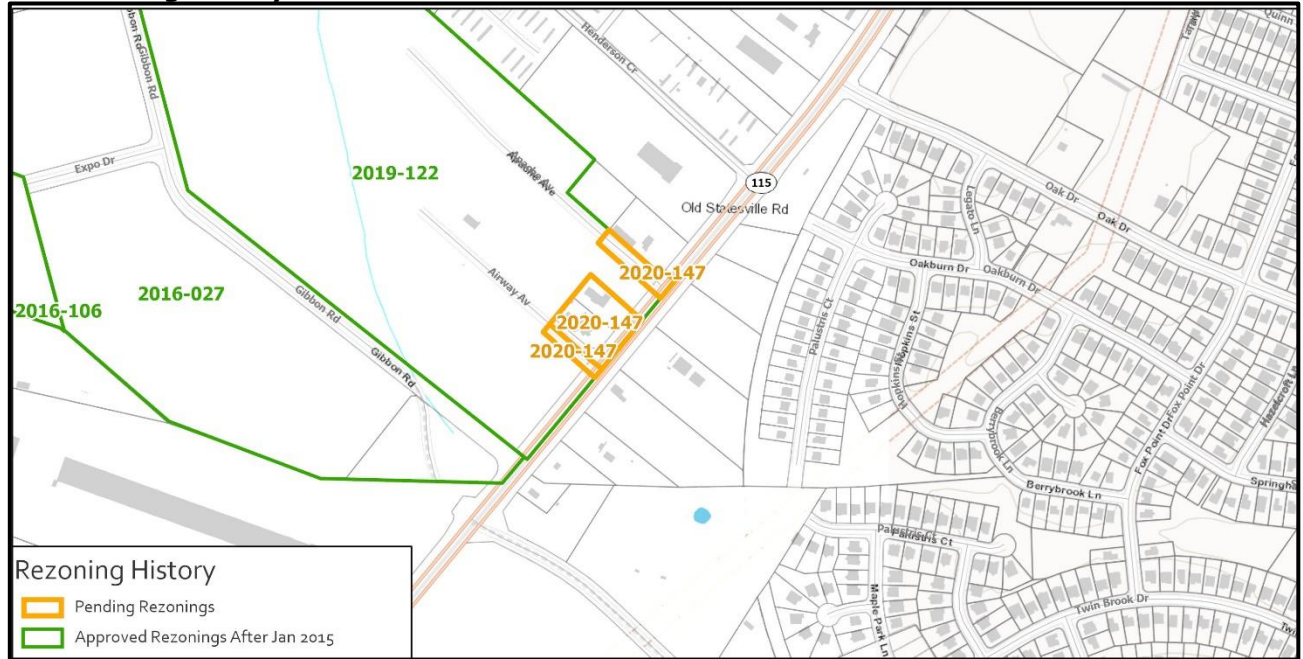
The property to the south along Old Statesville Road is developed with commercial uses.



The property to the west along Fairground Road is developed with warehouse uses.

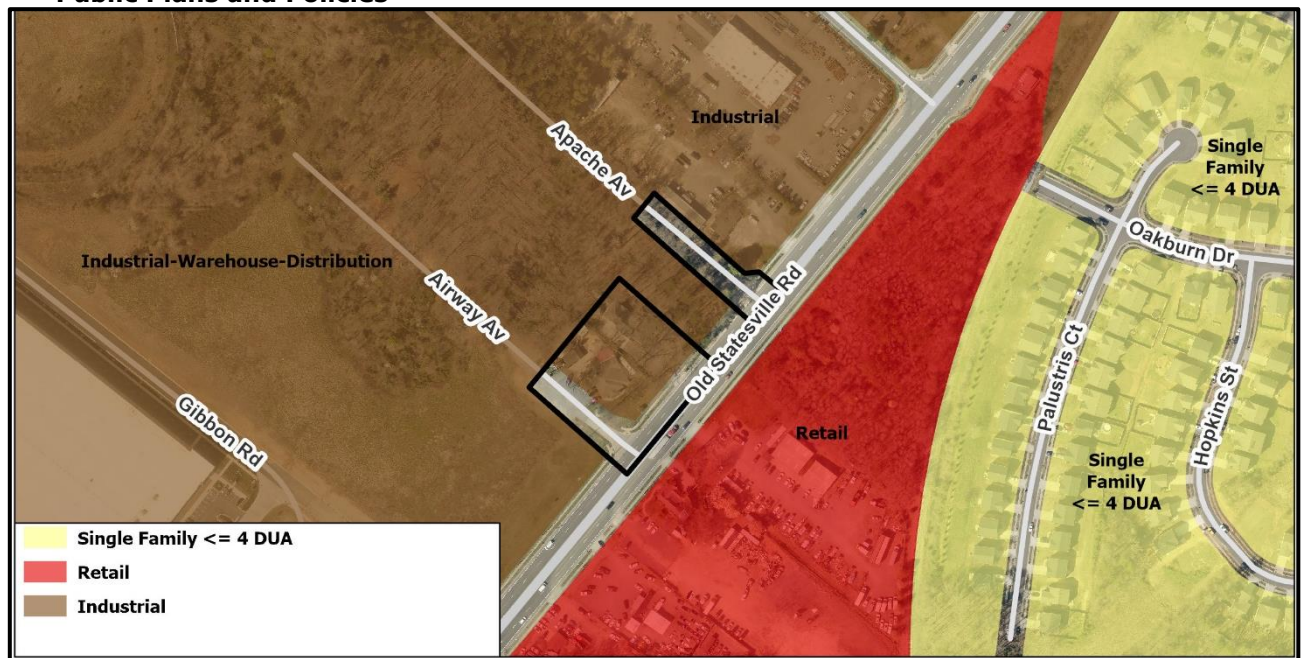


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-027	Rezoned 95.67 acres to allow all uses permitted in the I-1 zoning district.	Approved
2016-106	Rezoned 8.60 acres to allow a monopole tower within an enclosed fence with parking area.	Approved
2019-122	Rezoned 39.7 acres to allow all uses permitted in the I-1 zoning district.	Approved

- Public Plans and Policies**



- The *Northeast District Plan* (1996) calls for industrial-warehouse-distribution.

- **TRANSPORTATION SUMMARY**

- The site is located on a major thoroughfare road (Old Statesville Road). A Traffic Impact Study (TIS) is not needed for this site as this is a conventional rezoning petition. In accordance with Charlotte BIKES and WALKS, CDOT will request the petitioner to install an 8-foot planting strip and 6-foot sidewalk along Gibbon Road/Fairground Road, in addition to constructing a 12-foot multi-use path along the Old Statesville Road frontage, during plan permitting. This site is adjacent to the Gibbon Road Extension Comprehensive Transportation Plan (CTP) alignment, at the Gibbon Road & Old Statesville Road intersection. A CTP amendment was proposed to realign Gibbon Road/Fairground Road (through Parcel 03720349) to create a fourth leg of the existing signalized intersection at Old Statesville Road and Gibbon Road.
- **Active Projects:**
  - There are no active City projects within the immediate vicinity.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 0 trips per day (based on vacant land).  
Entitlement: 760 trips per day (based on 18,600 square-feet of retail uses and 6,900 square-feet of warehouse uses.).  
Proposed Zoning: 80 trips per day (based on 19,300 square-feet of warehouse uses.).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Airway Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Airway Avenue. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

**Planner:** Michael Russell (704) 353-0225