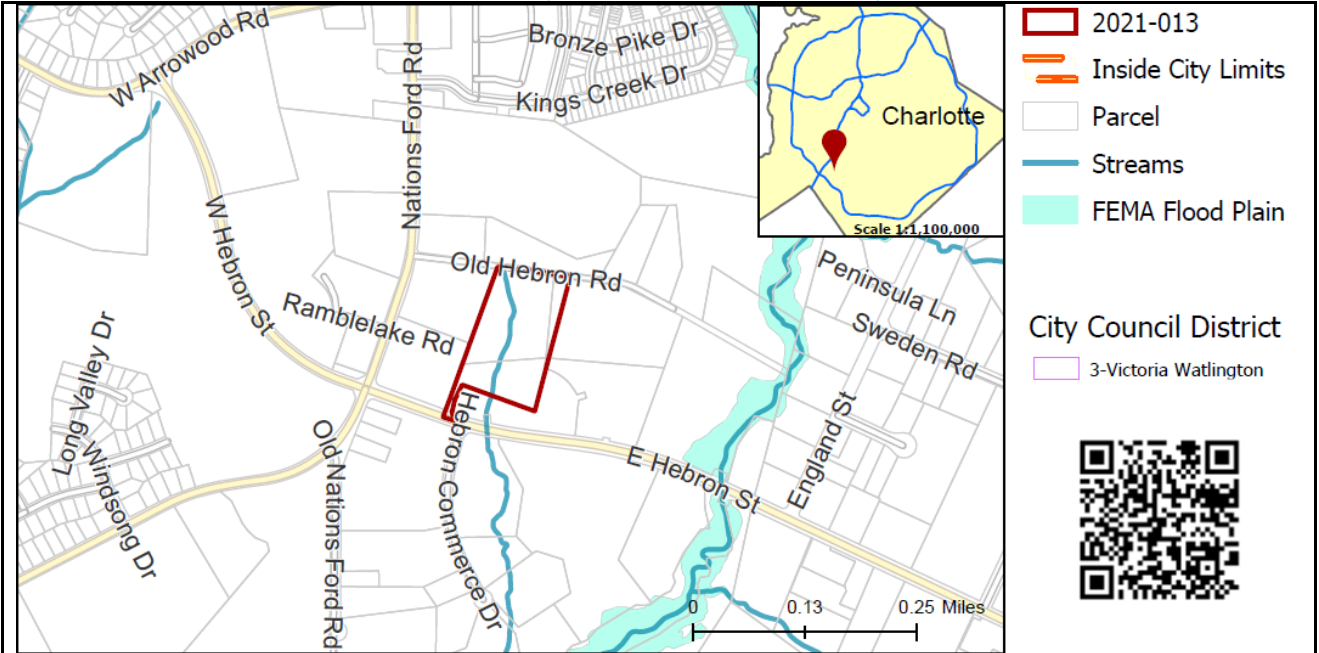


**REQUEST**

Current Zoning: I-1 (light industrial)  
Proposed Zoning: I-2 (general industrial)

**LOCATION**

Approximately 8.25 acres bound by Old Hebron Road and Hebron Street, east of Nations Ford Road, and west of South Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the I-2 zoning district.

**PROPERTY OWNER**

Hebron Road Holdings, LLC & Lee Transport Equipment, Inc

**PETITIONER**

Hebron Road Holdings, LLC

**AGENT/REPRESENTATIVE**

Susanne Todd, Johnston Allison Hord

**COMMUNITY MEETING**

Meeting is not required.

**STAFF**

**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Southwest District Plan* recommendation for industrial land uses for the majority of the site and **inconsistent** with the plan recommendation for light industrial for a portion in the northwest corner of the site.

Rationale for Recommendation

- The petition aligns the zoning with remaining portions of the parcels east of the rezoning area.
- Other properties east of the rezoning area are zoned I-2.
- The area along Old Hebron Road and E. Hebron Street is developed with industrial uses.
- The site does not abut residential use or zoning.
- Post Construction Water quality buffers exist along the tributary within the site work to mitigate potential environmental impacts.

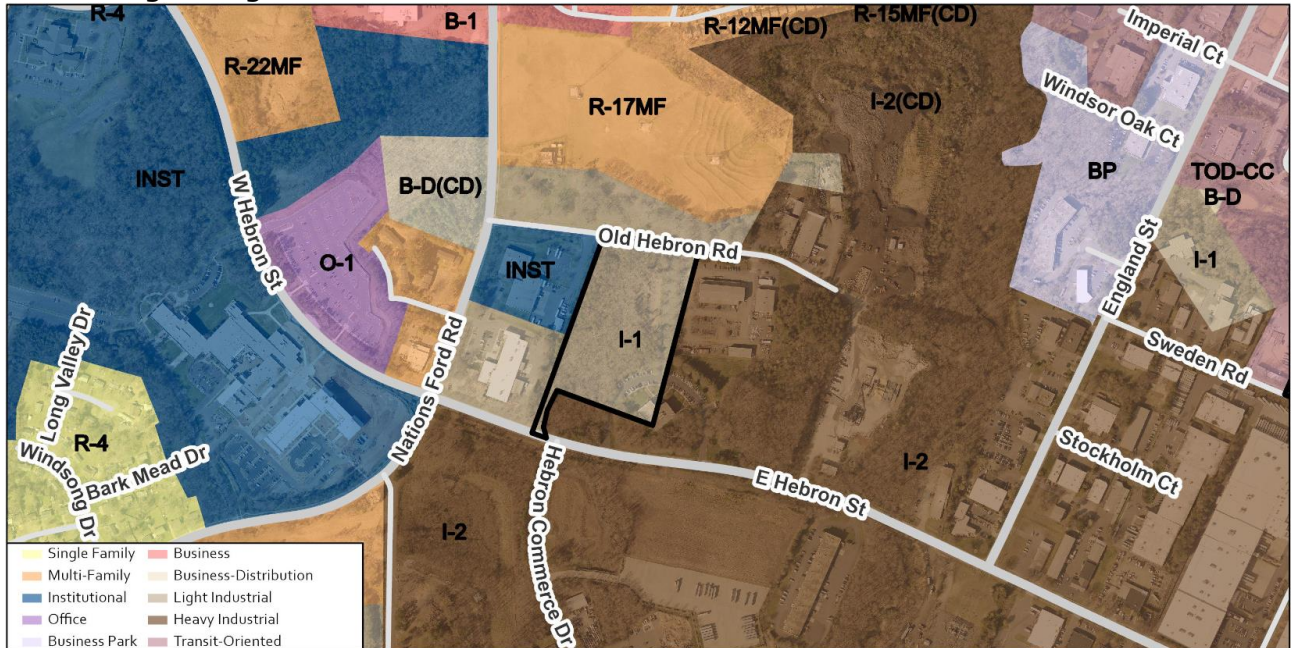
The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from light industrial use to industrial use for the northwestern, corner portion of the site.

## PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



The land use in the immediate area is industrial, north and west of the site is a mixture of uses including institutional, single family & multi-family residential and business. East of the site, near the Blue Line are industrial uses and transit oriented development.



The majority of site, indicated by the red star above, is vacant. A portion of this has a small warehouse.





Property north of the site, across Old Hebron Road is vacant.



Property east of the site is industrial.



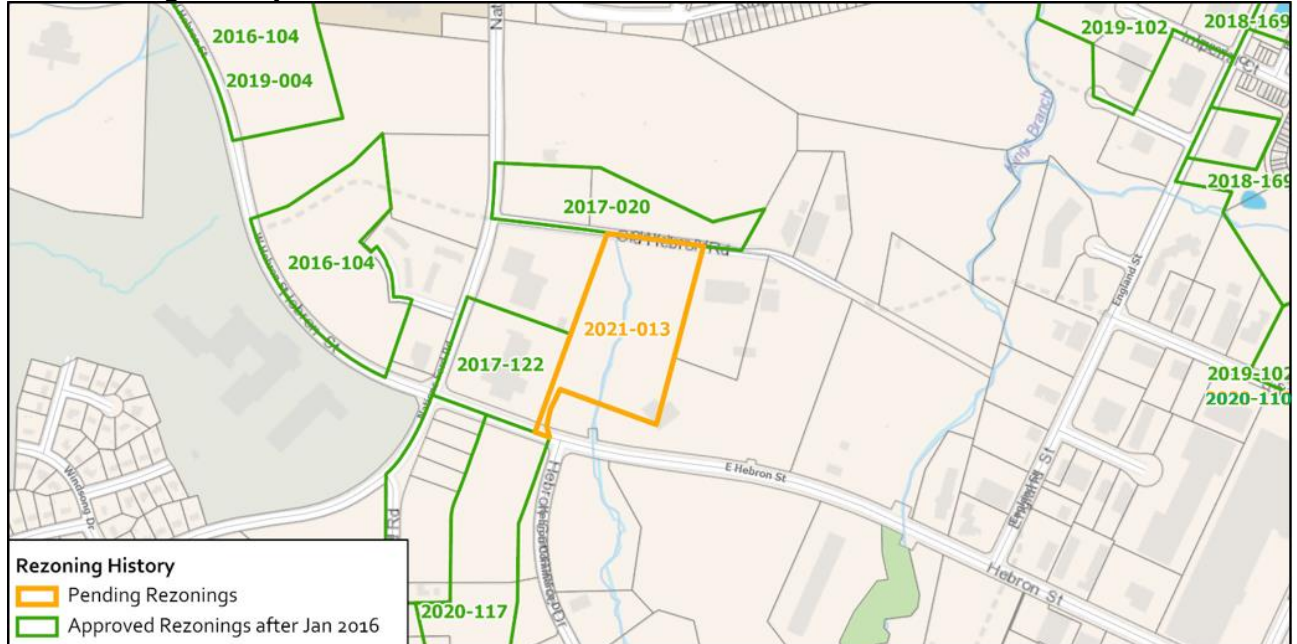
Property west of the site along Nations Ford Road is institutional and industrial.



South of the site, across E Hebron Street, are industrial uses.

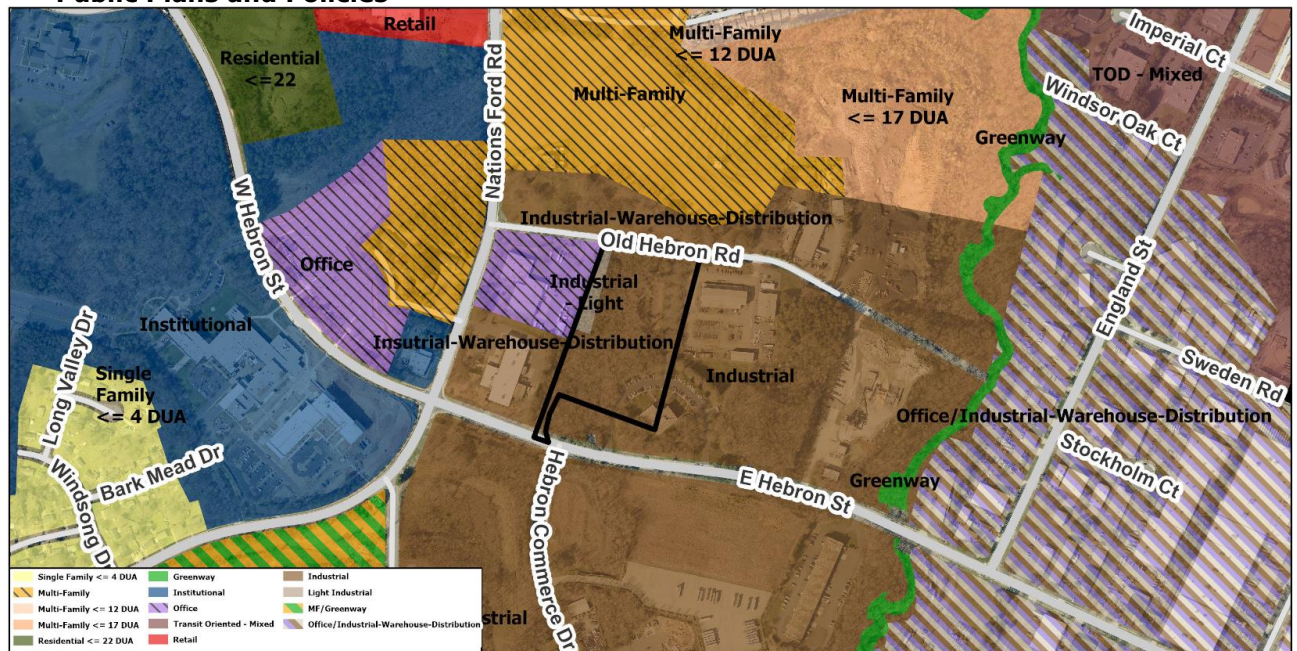


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-104	18.7 acres, west of the site, from B-1(CD) & INST to INST & O-1	Approved
2017-020	4.97 acres, north of the site, from R-17MF to I-1	Approved
2017-122	4.42 acres, west of the site, from INST to I-1	Approved
2018-169, 2019-102	Acreage along the Blue Line, east of the site, to align zoning to the new TOD districts.	Approved
2020-110	2.5 acres, east of site, from TOD-CC to I-2 for City of Charlotte General Services.	Approved
2020-117	15 acres, south of the site, from R-17MF & I-1 to I-2	Approved

- Public Plans and Policies**



- The *Southwest District Plan* recommends industrial land uses for the majority of the site a small portion at the northwest corner of the site is recommended for light industrial.

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained minor thoroughfare (Old Hebron Road) and a local road (East Hebron Street). A portion of the site was rezoned under petition 2007-125 where it changed to I-1 zoning. As this is a conventional rezoning petition, CDOT will work with the petitioner during permitting to coordinate with existing projects in the area and fully review the site plan for compliance with any other development requirements.
- **Active Projects:**
  - No projects near the site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 60 trips per day (based on 8,000 sq ft warehouse).  
Entitlement: 180 trips per day (based on 82,500 sq ft warehouse).  
Proposed Zoning: 245 trips per day (based on 123,750 sq ft warehouse).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 8-inch water distribution main located along E Hebron Road and via a 6-inch main located along Old Hebron Rd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along E Hebron Road and via an 8-inch main along Old Hebron Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No comments submitted.
- **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

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

**Planner:** John Kinley (704) 336-8311