



Zoning Committee Recommendation

Rezoning Petition 2021-070

October 5, 2021

REQUEST

Current Zoning: R-3 AIR (Single Family Residential, Airport Noise Overlay)

Proposed Zoning: I-2 AIR (General Industrial, Airport Noise Overlay)

LOCATION

Approximately 44.61 acres located north of Mcalpine Drive, east of Joy Lane, and west of Beam Road.

(Council District 3 - Watlington)

PETITIONER

City of Charlotte

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The *Southwest District Plan* recommends institutional land use for most of the site.
- The *Westside Strategic Plan* recommends office/business park/industrial for a portion of the site.

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 petition is inconsistent with the institutional land use recommendation. However, that land use recommendation reflects city ownership of the property.
- The contiguous properties to the north and west are zoned I-2.
- The site is located with the Airport Noise Overlay and is within one mile of Charlotte Douglas International Airport.
- The site is located within an area that has experienced recent growth in industrial uses.
- Future development of this site would require adequate buffers against residential uses and zoning in accordance with city ordinance standards.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from Institutional use to Industrial use for the site.

Motion/Second: Welton / Ham

Yeas: Chirinos, Ham, Rhodes, and Welton

Nays: Samuel, Spencer

Absent: Blumenthal

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan for the majority of the site but consistent with the adopted area plan for the remainder of the site.

Committee member Spencer stated that he could not support a conventional rezoning to I-2 anywhere in the city and especially not adjacent to single family residential. Committee Chair Samuel concurred that she was not comfortable with I-2 next to single family residential. Additional questions were raised about the process for site plan review prior the Airport's sale of the property to a developer. The committee voted to suspend the rules and let the Airport's representative Stuart Hair address the question. Mr. Hair stated that federal law would prohibit the property from being used for any purpose other than industrial use. In addition, city council will have the opportunity to review and approve the site plan associated with sale of the property that could include deed restrictions limiting the allowable uses.

There was no further discussion of this petition.

MINORITY OPINION

The approval of I-2 conventional rezoning, especially adjacent to single family residential development, is in conflict with the principles of the 2040 plan due to the number of noxious uses allowed by right in the district.

PLANNER

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