

**ZONING COMMITTEE
RECOMMENDATION
May 28, 2008**

Rezoning Petition No. 2008-072

Property Owner: Maha Shiv Inc

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 1.05 acres located on the west side of South Boulevard between New Bern Street and Greystone Road.

Center, Corridor, or Wedge: Corridor

Request: I-1, light industrial to TOD-M, transit oriented development mixed -use

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: None

Summary of Petition

This request would allow transit oriented development along the south rail line.

Zoning Committee Discussion/Rationale

Mr. Drake reviewed the petition and noted that it is within a transit station area and appropriate for approval. Commissioner Lipton asked whether the petitioner would be held to the Post Construction Standards Ordinance. Mr. Drake replied the petitioner would be held to Post Construction Standards unless a building permit was issued prior to July 1, 2008.

Statement of Consistency

Upon a motion made by Commissioner Loflin and seconded by Commissioner Johnson the Zoning Committee unanimously found this petition to be consistent with the *General Development Policies* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Loflin and seconded by Commissioner Sheild the Zoning Committee voted unanimously to recommend APPROVAL of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.