



<b>REQUEST</b>	Current Zoning: I-1, light industrial Proposed Zoning: I-2(CD), general industrial, conditional
<b>LOCATION</b>	Approximately 12.12 acres located on the north side of Brookshire Boulevard between Oakdale Road and Caldwell Williams Road.
<b>CENTER, CORRIDOR OR WEDGE</b>	Center
<b>SUMMARY OF PETITION</b>	This petition proposes a 10,531 square-foot addition to existing buildings for a contractor's office with accessory outdoor storage. The request to I-2(CD) is allow the outdoor accessory storage. The site is currently developed with existing buildings containing 12,379 square feet and parking.
<b>Property Owner Petitioner Agent/Representative</b>	Kathy T. Garmon and Sonya S. Garmon Kathy T. Garmon and Sonya S. Garmon C. L. Helt, Architect
<b>Community Meeting</b>	Meeting is required and has been held. Report available online

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Existing zoning and proposed zoning have been identified in the Site Summary section of the site plan.</li> <li>2. Proposed 90-foot Class "A" buffer along the northeast property line has been increased to 100 feet and the site development notes will reflect this change.</li> <li>3. Note has been added indicating 20-foot wide landscape area proposed to screen parking area from Brookshire Boulevard.</li> <li>4. Note has been added to label required six-foot sidewalk and eight-foot planting strip along Brookshire Boulevard.</li> <li>5. Storm water note has been removed from site plan.</li> <li>6. Driveway has been realigned as per CDOT's request.</li> <li>7. Sight triangles at driveway connections have been shown.</li> <li>8. Proposed use language in Site Summary has been amended to include all uses permitted in the I-1 district plus contractor offices and accessory storage.</li> <li>9. A Solid Waste Management Plan will be submitted prior to initiating land clearing, demolition, and/or construction activities.</li> <li>10. Establishment of a use not permitted in the I-1 district will require commencement and completion of improvements to the site as identified in the site plan.</li> </ol>
--------------------------------	---

<b>VOTE</b>	Motion/Second: Locher/Griffith
	Yeas: Allen, Griffith, Howard, Locher, , Simmons and Walker
	Nays: None
	Absent: Rosenburgh
	Recused: None

**ZONING COMMITTEE DISCUSSION** Staff presented this item to the Committee, identifying changes made to the site plan and noting the proposed use would result in a decrease in vehicular trips. Staff said that a question was raised recently related to

operating uses currently allowed on the site and the actions that would trigger construction of improvements identified on the site plan. Staff stated that the current I-1 zoning allows the operation of certain uses by right on the property and that actions potentially triggering the required site improvements might include occupation of offices, outside storage, and new construction. A commissioner inquired if phasing the improvements was a possibility and if there was an anticipated timeline for completion. The Committee further discussed other actions triggering construction of improvements, primarily new buildings.

The Committee suspended the rules to allow the agent to speak to this matter. Mr. Tim Sellers stated there was a desire to use the offices at present and he believed the appropriate triggering event should be the outdoor accessory storage. Mr. Sellers noted that the landscaping company has other offices in the area, and that it is understood that compliance with the site plan would be required in order to allow the operation of the outdoor accessory storage.

Staff noted that application for a building permit would result in required site improvements. The Committee decided that establishment of any use not allowed in the I-1 district should trigger site improvements as identified in the site plan.

**STATEMENT OF  
CONSISTENCY**

This petition is found to be inconsistent with the *Mt. Holly Road Special Project Plan* but to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Allen).

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

**Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Rezoning of parcel from I-1 to I-2(CD) in order to all uses in the I-1 district and a contractor's office with outdoor accessory storage.
- Construction of 10,531 square feet of additional floor area.
- A total of 99 parking spaces for employees and customers, with installation of landscaping to screen parking from Brookshire Boulevard.
- Proposed fire truck access through the site.
- Asphalt area in rear designated for parking of operational equipment.
- Proposed gas tank area with concrete slab in rear.
- Realignment of driveway per CDOT's request.
- Provision of Class "A" buffer along northeast property line adjacent to residentially zoned properties.

**Public Plans and Policies**

The *Mt. Holly Road Special Project Plan* (1994) recommends light industrial uses for this parcel.

This petition is inconsistent with the *Mt. Holly Road Special Project Plan*. However, both sides of Brookshire Boulevard are developed with industrial uses.

**STAFF RECOMMENDATION (Updated)**

Staff agrees with the recommendation of the Zoning Committee.

**CDOT:** No issues.

**Charlotte Fire Department:** No comments received.

**CATS:** No comments received.

**Connectivity:** No issues.

**Schools:** CMS does not comment on non-residential petitions.

---

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** No issues.

**LUESA:** No issues.

**Site Design:** No issues.

---

**OUTSTANDING ISSUES**

No issues.

---

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CDOT Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

**Planner:** Claire Lyte-Graham (704) 336-3782