

REQUEST	Current Zoning: I-1, light industrial Proposed Zoning: I-2(CD), general industrial, conditional
LOCATION	Approximately 12.12 acres located on the north side of Brookshire Boulevard between Oakdale Road and Caldwell Williams Road.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Mt. Holly Road Special Project Plan</i> , which recommends light industrial for this property. However, the site is primarily surrounded by industrial uses on properties zoned I-1 and I-2.
Property Owner	Kathy T. Garmon and Sonya S. Garmon
Petitioner	Kathy T. Garmon and Sonya S. Garmon
Agent/Representative	C. L. Helt, Architect
Community Meeting	Meeting is required and has been held. Report available online.

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 allow outdoor accessory storage in affiliation with a proposed contractor's office.
 - 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.
 - Provision of Class "A" buffer along northeast property line adjacent to residentially zoned properties.
- **Existing Zoning and Land Use**
The site is currently zoned I-1 and is developed with an office, warehouse, and paved parking areas most recently used for automobile auctions. The subject parcel is surrounded by single-family residential development, office, and industrial uses on properties zoned R-4, I-1, and I-2.
- **Rezoning History in Area**
There have been no recent rezoning in the immediate vicinity.
- **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.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 5,600 trips per day.

Proposed Zoning: 3,200 trips per day.

CDOT: Requests that the petitioner:

Realign the existing southern drive on Brookshire Boulevard in order to meet minimum standards;

Dedicate and convey 100-feet of right-of-way from the centerline on Brookshire Boulevard; and

Provide adequate sight triangles at driveway connections.

Charlotte Fire Department: No comments received.

CATS: No comments received.

- **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** Storm Water Services requests that the petitioner remove the existing storm water note from the site plan.
 - **LUESA:** States that development of this site may require submission of an asbestos Notification of Demolition and Renovation due to possible demolition or relocation of an existing structure or renovation of a load-bearing wall in an existing structure. In addition, Mecklenburg County Waste Services requests that the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Reduces the amount and improves the quality of storm water run-off by maintaining existing vegetation on site.
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OUTSTANDING ISSUES

The petitioner should:

1. Amend the Site Summary section of the site plan to state existing zoning and proposed zoning.
 2. Provide a cross-section of the existing berm along the northeast property line. The petitioner should ensure the buffer meets the requirements of Section 12.302(8) in order to allow the reduction of the required 100-foot Class "A" buffer along the northeast property line to 90 feet.
 3. Provide a note on the site plan indicating the width of the landscape area screening the parking area from Brookshire Boulevard.
 4. The petitioner should show and label the required six-foot sidewalk and eight-foot planting strip along Brookshire Boulevard.
 5. Address all outstanding CDOT, LUESA, and Storm Water comments.
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Attachments Online at www.rezoning.org

- Application
- CDOT Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

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