



Zoning Committee

REQUEST

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

LOCATION

Approximately 1.41 acres located at the southwest intersection of Statesville Road and Motorsports Lane, south of Cindy Lane, and east of Interstate 77.
(Council District 2 - Graham)

PETITIONER

Greg Finnican

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northeast District Plan (1996)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial use.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This petition is consistent with the *Northeast District Plan (1996)* recommendation of industrial use for this parcel.
- This site is in proximity to parcels with an industrial future land use on the southern side of Motorsports Lane, meaning that appropriate uses for I-1 zoning would be compatible with the current uses in adjacent parcels.
- This petition commits to complying with all city ordinance requirements for I-1 zoning.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, and Welton

Nays: Spencer

Absent: Ham

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Spencer stated that it is a conventional petition with no notes therefore under an I-1 zoning district, it would allow uses (service stations, gas stations, underground gasoline uses) that are contrary to the goals under the *Charlotte Future 2040 Comprehensive Plan* and the *Strategic Energy Action Plan* and common sense.

PLANNER

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