



PUBLIC HEARING

CASE:	ZC15-9
EXISTING ZONING	R
REQUEST:	I-G
APPLICANT:	WENDELL LONG
PROPERTY OWNER	WENDELL LONG AND BARRY GAMBER
LOCATION	ALBEMARLE AND ARLINGTON CHURCH ROAD
TAX MAP NUMBER	139-121-09, 139-121-13 AND 139-121-24

APPLICATION SUMMARY:

The applicant is requesting approval to rezone tax parcels 139-121-09, 139-121-13 and 139-121-24 from R to I-G district.

Please note the request is for by-right zoning. A Zoning Plan is not connected with the petition. Conditions are not permitted with by-right rezoning. The properties are governed by the Unified Development Ordinance.

A list of permitted uses for the I-G district is attached.

MEETING DATES:

Public Hearing	Thursday, December 10, 2015
Planning Board	Monday, December 21, 2015
Board of Commissioners	Thursday, January 14, 2016

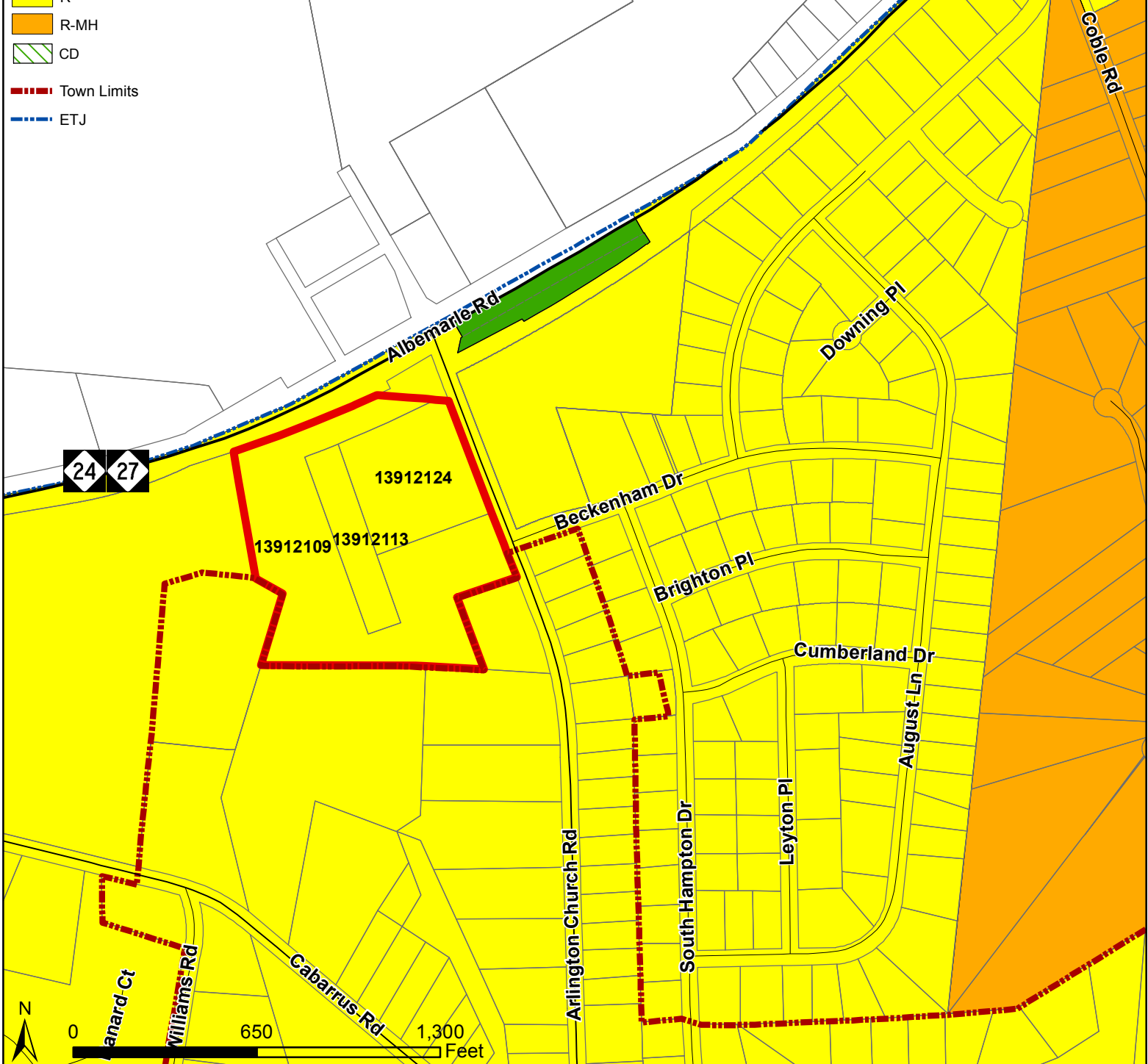
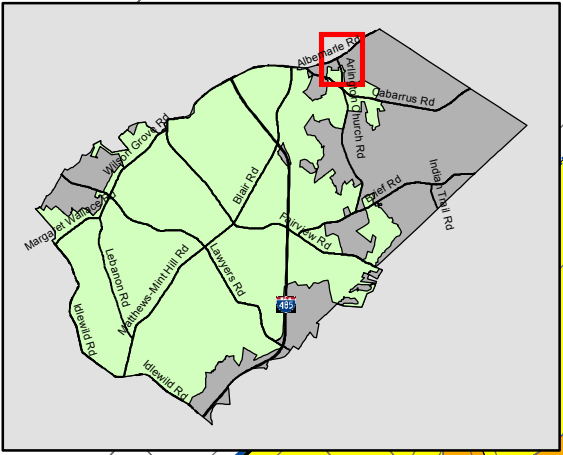
STAFF CONTACT:

Planning Staff
704-545-9726

ZC15-9

Existing zoning: R
Proposed zoning I-G
Site acreage approximately 15.56 acres

- B-D
- B-G
- B-P
- DO-A
- DO-B
- I
- I-G
- O-A
- PUD
- R
- R-MH
- CD
- Town Limits
- ETJ



I-G, General Industrial District	Permitted Uses
By-Right	Parking Garages; Radio and Television Stations; Truck Terminals; Governmental Essential Services Class 1; Post Offices; Public Garages, Service Buildings and Yards; Laboratories, Analytical, Experimental and Testing; Laboratories, Medical and Dental; Printing Plants, including Blueprinting and Photo Processing; Shops for Building Trades; Sign Painting; Storage Warehouse and Yards; Wholesaling with Outside or Inside Storage; Contractor Offices without Accessory Storage; Financial Institution; Office, Medical Services and Professional and Business; Outpatient Wellness Center; Brewery Tap Room; Retail Nurseries
Special Requirements	Car Wash (automatic and self service); Commercial Parking Areas; Animal Hospital (indoor kennel only); Lumber or Building Material Yards
Conditional District zoning required	Automobile Body Shop, Repair Shop, Service Station, Towing and Wrecker Service, Sales and Rental (including trucks, boats, motorcycles, manufactured homes and RVs); Truck Washing Facility; Bus or Train Passenger Terminal; Bus Stations; Heliport/Helistop; Radio, Telephone and TV Broadcast Tower and/or Station (other than telecommunication towers); Railroad Terminal and Yard; Transit Station; Truck Stop; Medical Education Center; Governmental Essential Services Classes 2-4; Flammable Liquids and Gases, Bulk Storage; Heavy Industrial Farm Equipment Sales and Service; Industrial Heavy Equipment Bulk Storage Yard; Junkyard and Salvage Yard; Machine, Metal and Woodworking Shop; Manufacturing, Processing or Fabrication; Mining; Mini-Warehouse; Moving and Storage Facilities; Crematorium; Health Centers; Hospitals; Orphanages; Physical Rehabilitation Hospitals; University/Teaching Hospitals; Personal Health Clinic; Firing Range; Nursing Homes and Rest Homes; Assisted Living; Convenience Store; Dry Cleaning/Laundry Plant; Dry Cleaning/Laundry Service Outlet; Restaurant; Restaurant with in-car dining; Restaurant with Drive Through; Retail Sales & Services (Less than 10,000 square feet gross floor area and not otherwise defined/listed)