MEETING AGENDA

• Introductions
• Property Location
• Development Considerations
• Current Zoning & Land Use Plan Recommendation
• Proposed Rezoning
• Potential Rezoning Timeline
• Questions/Discussion
AT THE END: QUESTIONS & DISCUSSION

Type your questions

Or ask out loud
TEAM INTRODUCTIONS

Property Owner & Petitioner:
Lakemont Property Investors LLC

Collin Brown & Brittany Lins

Bailey Patrick

Katie Bradley
Approximately 41 acres

Location of Requested Rezoning

City Council District
- 2-Malcolm Graham
DEVELOPMENT CONSIDERATIONS
DEVELOPMENT CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural / Environmental Constraints
- Access / Transportation Requirements
- Adjacent Owner Concerns
- Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- 2040 Policy Recommendation
- City Priorities
- Adjacent Uses
- Broader Community Concerns
- Market Realities
EXISTING ZONING
Existing Zoning & Rezoning Request

Zoning Classification
- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Business
- Light Industrial
- General Industrial

Requested I-1(CD) from N1-B
PLAN RECOMMENDATION
REZONING PROPOSAL
INITIAL REZONING PLAN

I-1(CD)

400,000 sf warehousing, distribution, manufacturing, office uses

Prohibited Uses List

Potential access from Sir Bailey, future connectivity to north

Buffering around site and avoiding stream/floodway and sensitive environmental areas
TRANSPORTATION
### Trip Generation

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Land Use</th>
<th>Intensity</th>
<th>Trip Generation (vehicle trips/day)</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Use</td>
<td>Vacant</td>
<td>-</td>
<td>-</td>
<td>Tax Record</td>
</tr>
<tr>
<td>Entitled Use</td>
<td>Single Family (R-4, 41 acres)</td>
<td>164 Dwellings Units</td>
<td>1,595</td>
<td>General Guidance from Planning</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Warehousing (I-1, 41 acres)</td>
<td>400,000 SF</td>
<td>675</td>
<td>Site Plan: 01-24-23</td>
</tr>
</tbody>
</table>

6. Revise site plan and conditional note(s) to commit to coordinating with NCDOT on roadway improvements and site access along Sir Bailey Drive.

8. If land use is proposed as industrial, Revise site plan and conditional note(s) to commit to removing the access to Bishop Madison Ave. If this is not feasible, the access will be required to be an emergency access only with a knox box.
REZONING TIMELINE
“BEST CASE SCENARIO”

- Rezoning Application: May Cycle
- Official Community Meeting: Today, July 25th
- Revised Plan Submittal: August 14th
- Earliest Possible Public Hearing: September 18th
- Zoning Committee: October 3rd
- Earliest Possible Decision: October 16th
QUESTIONS & DISCUSSION

Type your questions

Or ask out loud
THANK YOU!
In no event shall the following uses be permitted:
- Automobile service stations
- Car washes
- Petroleum storage facilities
- Cemeteries
- Quarries
- Raceway and dragstrips
- Store selling liquor, beer, or wine
- Pawn shop
- Head shop or store selling marijuana
- Flea market
- Tattoo parlor or body piercing establishment
- Adult video store and adult book store
- Adult entertainment club
- Night clubs
- Place of betting, gambling, bingo, or other gaming
- On-site dry cleaner, but a location permitting drop-off and pick-up for offsite cleaning shall not be prohibited
- Hotel, motel, or other place of residence, provided that a nationally branded hotel user such as Holiday Inn, Marriott or Hyatt shall be permitted
- Auto body shop, auto rental business, or junk yard
- Animal facility
- Airstrip
- Crematorium
- Landfills
- Outdoor storage, but outdoor storage which is screened from view from a public right of way and adjacent properties or which is an accessory use (including but not limited to overflow tractor trailer parking and/or storage silos adjacent to a building related to the light manufacturing activities within the building) shall not be prohibited
- Wind farm
- Truck stop
- Helistop
- A distilling, refining, smelting, agricultural, drilling or mining operation
- Multi-family housing, a mobile home park, or trailer court
- A business which would emit or produce noxious fumes or gases or loud noises
- Any use permitted in the I-2 zoning district (or successor district thereto) that is not permitted in the I-1 zoning district (or successor district thereto)