



Zoning Committee

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**REQUEST**

Current Zoning: I-2(CD) (general industrial, conditional)  
Proposed Zoning: I-2 (general industrial)

**LOCATION**

Approximately 1.75 acres located on the west side of Statesville Road near the intersection with Spector Drive.

(Council District 2 - Graham)

**PETITIONER**

Bob Shelton

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**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:

**To Approve:**

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

- The plan recommends industrial land use for the site.

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

- The petition is consistent with the industrial land use adopted for this area and surrounding area.
- All contiguous parcels are zoned either I-1 or I-2 and developed with industrial uses.
- The site is currently zoned I-2(CD) and is developed with industrial uses. The existing zoning dates to 1979 and limits expansion of the existing buildings.

Motion/Second: Welton / Rhodes

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

Nays: Spencer

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Commissioner Spencer asked if the existing conditional zoning prohibited specific uses. Staff replied that the 1979 conditional

site plan limited uses to contractors office, warehouse, and outdoor storage of equipment.

**MINORITY OPINION**

Commissioner Spencer that he could not support a conventional industrial petition because it would allow fuel storage and automobile service stations. He added that he believes conventional industrial zoning to be outdated and an inappropriate zoning designation.

**PLANNER**

Joe Mangum (704) 353-1908