



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-276

August 2, 2022

REQUEST

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area)
Proposed Zoning: I-1 (CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area)

LOCATION

Approximately 44.95 acres located on I-85 Service Road southwest of the I-85 / I-485 interchange.

(Outside City Limits)

PETITIONER

McCraney Property Company

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Commercial Place Type for this site.

However, 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:

- While inconsistent with the commercial place type recommendation, the proposed rezoning is adjacent to the interchange of I-85 and I-485, making it suitable for light industrial uses.
- The petition provides a Class A buffer where adjacent to residential zoning and Neighborhood 1 place type.
- The petition commits to dedication and conveyance of the 100' SWIM buffer of Paw Creek to Mecklenburg County for future greenway development.
- Access to the site is via the I-85 Service Rd, which provides a short route to the Sam Wilson Rd interchange with I-85. The petition commits to improving the I-85 Service Rd as required by NCDOT.
- The site is within the Airport Noise Overlay.

The approval of this petition will revise the adopted Place Type as specified by the *2040 Policy Map*, from Commercial Place Type to Manufacturing & Logistics Place Type for the site.

Motion/Second: Welton / Russell
Yeas: Barbee, Gussman, Rhodes, Russell, Welton
Nays: None
Absent: Gaston, Harvey
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell asked why the site would have a commercial place type recommendation. Staff replied that the mapping was developed in a manner to not pinpoint specific parcels for place type recommendations but that staff was not sure exactly why it was designated for commercial.

Commissioner Russell also stated that commercial doesn't seem like it would work in this location. Also, he commented that N2 might be a better place type recommendation for the adjacent properties currently designated as N1.

Chairperson Gussman commented that N1 wouldn't have been an appropriate place type for this location, which is why it might have been designated commercial. He also acknowledged that the petition would place industrial use next to single family residential.

Commissioner Russell stated that this would be a poor location for commercial due to lack of access. He also stated that N2 might be a more appropriate placetype for the adjacent N1.

Commissioner Welton asked where the I-85 Service Rd and driveway would be and how that would impact the greenway easement. Staff replied that the road and driveway would generally parallel the I-85 ramp at the northern boundary of the site and the driveway would likely cross the creek with a culvert.

PLANNER

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