



Zoning Committee

REQUEST

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)
Proposed Zoning: I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

LOCATION

Approximately 20.50 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85.
(Outside City Limits)

PETITIONER

Liberty Property Trust

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The plan recommends office/retail/light industrial uses on this site.

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:

- The proposed conditional site plan seeks to limit the I-2 general industrial uses, making it consistent with the light industrial land use recommended for the site.
- The site is within a Growth Corridor, as per the Centers, Corridors and Wedges Growth Framework, at an interchange area with Interstate 85, where a number of industrial properties are located.
- On the other side of Interstate 85 and Sam Wilson Road is a new Loves Truck Stop that was rezoned to I-2(CD) in 2016.
- The proposed site plan includes a 75-foot class A buffer along the existing R-3 properties on the east side of this site.

Motion/Second: Ham / Wiggins

Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the request and stated all outstanding issues were addressed by the petitioner. Staff noted that it is consistent with the adopted area plan. There was no discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782