



Zoning Committee Recommendation

Rezoning Petition 2019-090

November 5, 2019

REQUEST

Current Zoning: R-3 (single family residential) and R-MH LLWCA (residential manufactured housing, lower lake wylie watershed overlay, critical area)
Proposed Zoning: I-2(CD) LLWCA (general industrial, conditional, lower lake wylie watershed overlay, critical area) with five-year vested rights

LOCATION

Approximately 34.6 acres located on the south side of Old Dowd Road, west of Interstate 485.
(Outside City Limits)

PETITIONER

Culp Road Materials, LLC, Kojo Sapon

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** 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 land uses; and
- The plan recommends single family residential land use up to 4 DUA for portions this site.

However 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 land use, while technically inconsistent with the land use recommendations, is compatible with the existing land uses in the area.
- The site is adjacent to and across the street from heavy industrial uses zoned I-2.
- The request is consistent with the Airport Area Strategic Development Plan (AASDP) providing compatible industrial development around the Airport.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan*, from current office/retail/light industrial and single family residential to industrial use for the site.

Motion/Second: Gussman / Barbee
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
and Barbee
Nays: None
Absent: Watkins and Wiggins
Recused: None

ZONING COMMITTEE DISCUSSION

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

One of the committee members asked whether the prohibition of petroleum storage would affect a gas station use. Staff confirmed that petroleum storage would not be permitted as a standalone use, but gas stations would be permitted.

The zoning committee suspended the rules to ask the rezoning agent if a gas station could be removed from the list of permitted uses. The agent stated that she would need to confer with her client prior to this commitment.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967