



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2019-122

November 5, 2019

REQUEST

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: I-1 (light industrial)

LOCATION

Approximately 39.7 acres located on the west side of Old Statesville Road, north of Gibbon Road.
(Council District 2 - Harlow)

PETITIONER

Beacon Partners

**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 *Northeast District Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail uses.

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:

- While the requested industrial zoning is inconsistent with the future land use plan recommendation of retail, the industrial zoning would continue to permit some retail uses, as well as office and industrial-warehouse-distribution uses.
- Before the approval of rezoning petition 2009-052, the Northeast District Plan recommended industrial uses for the site.
- Rezoning petition 2009-052's request for retail uses assumed that the race track on the site was going to be renovated and turned into an entertainment district. This did not come to fruition, eliminating the need for retail focused zoning in an area that is largely zoned industrial.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from retail uses to industrial/warehouse/distribution uses for the site.

Motion/Second: Barbee / Gussman

Yeas: Barbee, Gussman, Ham, McClung, Nwasike, and Spencer

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. In response to a question, staff noted that this is a conventional rezoning proposal; the site plan in the agenda packet is the previously approved plan which will be superceded.

There was no further discussion of this petition.

PLANNER

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