



Zoning Committee

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**REQUEST**

Current Zoning: R-3 LLWPA (single-family residential, Lower Lake Wylie watershed protected area)  
Proposed Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie watershed protected area)

**LOCATION**

Approximately 1.27 acres located on the north side of West Pointe Drive, east of Sam Wilson Road, north of Interstate 85 (Outside City Limits)

**PETITIONER**

DJ Family Farms LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The plan recommends office/industrial-warehouse-distribution land use for the 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 petition is consistent with the industrial land use recommendation for the site and surrounding area.
- The site is within a Growth Corridor, as per the Centers, Corridors and Wedges Growth Framework; which are locations for higher intensity economic activity such as industrial development; and
- The site is adjacent to existing residential development and similar zoned property under the I-1 zoning district.

Motion/Second: Wiggins / Nwasike

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

Nays: Spencer and Watkins

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.

One committee member asked if vehicle service stations are a permitted use in the Industrial zoning district. Staff confirmed that service stations are a by-right use.

There was a discussion about gas stations in this area. Another committee member stated that gas stations are needed in this area and feels that they are an appropriate land use.

There was no further discussion of this petition.

**MINORITY OPINION**

The conventional rezoning would allow the possibility of a gas station, and the dissenting committee members do not feel that it is an appropriate land use.

**PLANNER**

Lisa Arnold (704) 336-5967