



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-078

October 6, 2020

REQUEST

Current Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area), R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)
Proposed Zoning: I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area)

LOCATION

Approximately 19.5 acres located to the north and south of Old Dowd Road, just west of Interstate 485.
(Outside City Limits)

PETITIONER

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 **inconsistent** with the *Dixie Berryhill Strategic Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of office, retail, and light industrial uses for the 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:

- The site is adjacent to property zoned I-2(CD) to the west and I-1 to the east on the other side of Interstate 485.
- While there is property zoned R-3 and R-MH to the north and south of the site, there is no current residential use on those properties. The future land use plan calls for a mix of office, retail, and light industrial on the adjacent parcels with residential zoning.
- The rezoning would support the growth of the airport, one of the largest economic engines of the city and region.

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

Motion/Second: Welton / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908