



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-049

November 4, 2020

REQUEST

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

LOCATION

Approximately 156.32 acres located on the south side of Interstate 85, east of Moores Chapel Road, and north of Wilkinson Boulevard.

(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* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses up to four dwelling units per acre (DUA) 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 proposed site plan will provide transportation improvements surrounding the site in order to mitigate the traffic impacts this development will have on the area.
- The proposed site plan will provide buffers between the industrial development and adjacent residential neighborhoods.
- Numerous new industrial projects have been developed in the area recently, especially along Wilkinson Boulevard, and Interstate 485 and Sam Wilson Road.
- The location of the site near I-85, Wilkinson Blvd, and the Charlotte-Douglas International Airport provides regional access which makes this site desirable for larger scale industrial development.
- The site is located within a growth corridor, as per the Centers Corridors and Wedges Growth Framework, which encourages industrial development near interchanges.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan*, from single family residential up to four DUA, to industrial land use for the site.

Motion/Second: Kelly / 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.

Commissioner Kelly inquired about staff's outstanding issue with the petitioner's option to construct one large building. Staff responded that providing multiple buildings could better break up the massing and scale of the project.

Commissioner Kelly also inquired about a gap in bike lane infrastructure shown on the plans. The question was deferred to CDOT for further review and discussion with the petitioner.

PLANNER

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