



Zoning Committee Recommendation

Rezoning Petition 2020-130

January 5, 2021

REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: I-2 (general industrial)

LOCATION

Approximately 12.769 acres located along the west side of Statesville Road, along the north side of Lakeview Road, and east of Interstate 77.
(Council District 2 - Graham)

PETITIONER

US 21 Holding Company, LLC

**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 *Northlake Area Plan (2008)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends warehouse/distribution uses.

Therefore, 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 *Northlake Area Plan (2008)* recommends preserving the existing industrial-warehouse-distribution uses east of Interstate 77 which have been the prevalent existing uses in this area.
- While this site is recommended for warehouse or distribution according to the area plan, changing this site to an industrial use would be in keeping with the strong industrial character of the area, as there are several general industrial and heavy industrial land uses to the south of the site.
- Rezoning this site to conventional I-2 zoning will allow the current existing truck yard at this location to keep functioning in compliance with the zoning ordinance and would allow for other manufacturing and heavy industrial uses allowed in I-2. These uses would be appropriate as the site is surrounded by light and general industrial uses.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan (2008)*, Warehouse/Distribution to Industrial for the site.

Motion/Second: Welton / Barbee
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.

PLANNER

There was no further discussion of this petition.

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