



Zoning Committee

REQUEST

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area)
Proposed Zoning: I-1(CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area)

LOCATION

Approximately 150.0 acres located off Garrison Rd, west of I-485 and south of West Blvd.
(Outside City Limits)

PETITIONER

McCraney Property Company

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

- The plan recommends office/retail/light industrial land uses.

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 proposed uses are consistent with the light industrial land use recommended for the site.
- The site is in close proximity to Charlotte Douglas International Airport as well the Interstate 485 interchange with West Boulevard.
- The site is adjacent to rezoning petition 2017-189, which rezoned 46.2 acres to I-1(CD).
- The petition's site plan commits to a range of transportation improvements that will be beneficial to adjacent properties.
- The petition commits to extending Garrison Road south to Dixie River Road, which will improve mobility in the surrounding community.

Motion/Second: Blumenthal / Welton

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

Nays: None

Absent: None

Recused: McMillan

**ZONING COMMITTEE
DISCUSSION**

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

One of the committee members asked a question on how the length of storage on the exit ramp is determined. Staff responded that staff runs traffic simulations that tells them the required length of storage needed.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967