



Zoning Committee Recommendation

Rezoning Petition 2021-005

March 30, 2021

REQUEST

Current Zoning: R-4 LLWPA AIR (single family residential, Lower Lake Wylie protected area, airport noise overlay), I-1(CD) LLWPA AIR (light industrial, conditional, Lower Lake Wylie protected area, airport noise overlay), and I-1 LLWPA AIR (light industrial, Lower Lake Wylie protected area, airport noise overlay)
Proposed Zoning: I-2 LLWPA AIR (general industrial, Lower Lake Wylie protected area, airport noise overlay)

LOCATION

Approximately 108.67 acres located on the south side of Wilkinson Boulevard, east of Interstate 485, and west of Billy Graham Parkway
(Council District 3 - Watlington)

PETITIONER

City of Charlotte Aviation Department

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 *Southwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/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 rezoning to industrial is consistent with the adopted land use for the site and the surrounding area.
- The adjacent parcels are all zoned for industrial uses and the site is within the Airport Noise Overlay which is compatible with industrial zoning.
- The site is just north of Charlotte-Douglas International Airport, under the flight path to Runway 18R/36L.

Motion/Second: Welton / Barbee

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

Nays: None

Absent: McMillan

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

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