



Zoning Committee

REQUEST	Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area) Proposed Zoning: I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)
LOCATION	Approximately 3.78 acres located on the north side of Bellhaven Boulevard between Interstate 485 and Bellhaven Circle. (Council District 2 – Harlow)
PETITIONER	Saturday Night LLC

ZONING COMMITTEE ACTION VOTE	The Zoning Committee 6-1 to recommend APPROVAL of this petition. Motion/Second: Nelson / Sullivan Yeas: Fryday, Majeed, McClung, McMillan, Nelson, and Sullivan Nays: Spencer Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION Staff reviewed this petition and noted that this petition is inconsistent with the office land use recommended for the site per the Brookshire Boulevard/I-485 Area Plan but that staff supports the petition upon resolution of the outstanding issues. Staff indicated that the two outstanding issues pertain to the staff request to adding billboards to the list of prohibited uses, and the request to connect the proposed five-foot sidewalk by providing a crosswalk through the parking lot to connect to the proposed building. A Commissioner inquired when these outstanding issues were added, and staff responded a few days back. The Committee expressed concerns about the lateness of the request, and with petitions with outstanding issues being presented at the meeting.

A Committee member asked if billboards are consistent with the adopted plan, and staff responded no, as the site is recommended for office in the plan. The Committee suspended the rules to allow Robert Keziah, the agent, to speak. Mr. Keziah indicated that he had been in the process for nine months, already made several changes to the site plan, and felt it unreasonable to modify the site plan at the last minute to accommodate these changes. Mr. Keziah noted that he only heard about these additional requests earlier that day. There was

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

no further discussion of this petition.

The Zoning Committee voted 6-1 (motion by Majeed Seconded by McClung) to adopt the following statement of consistency:

The proposed rezoning is inconsistent with the *Brookshire Boulevard/I-485 Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office land uses for the rezoning site.

However this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The subject site, which fronts on Bellhaven Boulevard, is located between Interstate 485 and a Duke Energy sub-station, and backs up to medical office uses; and
- While the plan recommends office use for the subject site, its relatively isolated location between the interstate and the sub-station makes the site appropriate for a greater range of uses, including office and limited intensity industrial uses; and
- The proposal limits the allowed uses to those that will have a minimal impact on the surrounding area, and prohibits more intense industrial uses and retail uses; and
- The conditional site plan also includes a 32-foot Class A buffer along Bellhaven Boulevard, designed to separate the proposed use from the residentially zoned properties across Bellhaven Boulevard

Minority Opinion

Commissioner Spencer felt the outstanding site plan items could be easily resolved and that a billboard is inconsistent with the recommended land use.

Planner

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