



Zoning Committee

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<b>REQUEST</b>	Current Zoning: B-D (distributive business) Proposed Zoning: B-2(CD) (general business, conditional)
<b>LOCATION</b>	Approximately 2.77 acres located off Saint Vardell Lane, north of Clanton Road and east of Interstate 77. Council District 3 - Mayfield
<b>PETITIONER</b>	Stockbridge 77 Corporate Park, LLC

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**ZONING COMMITTEE ACTION VOTE** The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Motion/Second: Nelson / Spencer  
Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan  
Nays: None  
Absent: McMillan  
Recused: None

**ZONING COMMITTEE DISCUSSION** Staff provided a summary of the petition, noted that it is inconsistent with the *Scaleybark Transit Station Area Plan* and indicated that the one outstanding issue has been resolved. There was no further discussion of the petition.

**ZONING COMMITTEE STATEMENT OF CONSISTENCY** The Zoning Committee voted 6-0 (motion by Majeed seconded by Spencer) to adopt the following statement of consistency:

The proposed rezoning is inconsistent with the *Scaleybark Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends office, industrial, or warehouse-distribution uses for the 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 is located in an existing office/industrial business park; and
- The proposal will maintain the existing building and parking on the site, ensuring that it is in character with the other sites in the business park; and
- While the proposed zoning is inconsistent with the adopted plan's land use recommendation, the proposal allows a range of commercial business uses, such as indoor recreation, wholesale businesses, government buildings, clinics, and laboratories, which are compatible with the uses in the established business park; and
- The proposal also prohibits more auto oriented uses, such as retail, restaurants, gasoline sales, automobile repair shops, bakeries retail, and residential uses on the subject site.