



Zoning Committee

REQUEST	Current Zoning: I-1(CD) (light industrial, conditional) Proposed Zoning: I-2(CD) (general industrial, conditional)
LOCATION	Approximately 8.693 acres located on the north side of Equipment Drive (I-85 access road), east of West Sugar Creek Road. Council District 4 - Phipps
PETITIONER	Scouts, LLC

ZONING COMMITTEE ACTION VOTE	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition. Motion/Second: McMillan / Nelson Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A commissioner asked about the buffering from the front. The staff responded that there would be screening required from the street and there are provisions for buffers to the side and rear. The proposal would allow only I-1 uses with the exception of additional outdoor storage area to the rear of the site.

There was no further discussion of this petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY The Zoning Committee voted 7-0 (motion by McMillan Seconded by McClung) to adopt the following statement of consistency:

The proposed rezoning is consistent with *Northeast District Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial use

Therefore 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 proposed request is consistent with the area plan recommendation; and
- The site is located along an interstate service road in a commercial area with industrial and hotel uses; and

- The existing I-1(CD) (light industrial, conditional) zoning allows industrial use of the property, with some exceptions; and
- The proposed conditional zoning allows the additional use of outdoor storage limited to the area behind the buildings; and
- Outdoor storage will be separated from the institutional use and zoning along Roman Drive at the rear of the site by a 100-foot Class B undisturbed buffer.

Planner

John Kinley (704) 336-8311