



Zoning Committee

REQUEST	Current Zoning: I-1(CD) AIR (light industrial, conditional, airport noise overlay) Proposed Zoning: I-1(CD) SPA AIR (light industrial, conditional, site plan amendment, airport noise overlay)
LOCATION	Approximately 3.22 acres located on the south side of Tuckaseegee Road, west of Interstate 85. Council District 3 - Mayfield
PETITIONER	KP Development, LLC

ZONING COMMITTEE ACTION VOTE	The Zoning Committee vote 7-0 to recommend APPROVAL of this petition. Motion/Second: Nelson / Spencer 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petition and indicated that the petitioner had addressed all outstanding comments and noted a transportation item was rescinded by CDOT. Staff stated the request is consistent with the adopted area plan.

A Committee member asked what conditions had changed warranting the request for a driveway onto Tuckaseegee Road. Staff responded that the site was being developed in conjunction with abutting acreage and that the transportation improvements on Tuckaseegee Road would assist improve traffic flow and help the daycare facility directly to the west. Another Committee member asked about the rescinding of the CDOT request, and CDOT staff confirmed that the rescinding related to Queen City Drive.

There was no further discussion of this petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 (motion by McClung, Seconded by Nelson) to adopt the following statement of consistency:

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

- The adopted plan recommends office/industrial land use for this site.

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 previous conditional rezoning prohibited direct access to Tuckaseegee Road; and
- The proposed direct access to Tuckaseegee will provide an additional access point to the overall industrial site and distribute the vehicles entering and exiting the site; and
- The improvements along Tuckaseegee Road will improve access for the adjacent day care by providing a short left turn lane; and
- All parking and building areas are located behind the proposed buffer along Tuckaseegee Road; and
- The buffer will extend around the day care site and along Tuckaseegee Road and will screen the industrial use from the day care and the single family residential across Tuckaseegee Road.

Planner

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