



Zoning Committee

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**REQUEST**

Current Zoning: R-3 AIR LLWPA (single family residential, Airport Noise Disclosure Overlay, Lower Lake Wylie Protected Area)  
Proposed Zoning: I-1(CD) AIR LLWPA (light industrial, Conditional, Airport Noise Disclosure Overlay, Lower Lake Wylie Protected Area)

**LOCATION**

Approximately 42.6 acres located at the end of Horton Road, east of Garrison Road, west of I-485.  
(Outside City Limits)

**PETITIONER**

SL Horton Road, LLC

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend **APPROVAL** of the petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Dixie Berryhill Strategic Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/light industrial development.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed development is consistent with the adopted land use for this site and the surrounding area; and
- The site is adjacent to the River District development, a large mixed use development that includes office, retail and residential, which was approved in 2016; and
- West Boulevard, located just north of this site, is planned to be extended to Dixie River Road, as part of the River District development; and
- The petition reserves right-of-way for the future Western Parkway referred to as "Catawba Crossing" in petition 2016-056 for the River District; and
- The property is located south of Charlotte-Douglas International Airport and within the "Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours" and is not conducive to residential development.

**VOTE**

Motion/Second: Spencer / Nelson

Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan

Nays: None  
Absent: None  
Recused: McMillan  
Excused:

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that all outstanding issues had been addressed. Staff also noted the petition was consistent with the adopted area plan.

There was no further discussion of this petition.

**Planner**

John Kinley (704) 336-8311