



Zoning Committee

REQUEST

Current Zoning: B-2 (general business), I-2 (general industrial), R-3 (single family), R-MH (residential manufactured home), all AIR (Airport Noise Overlay) and LLWPA (Lower Lake Wylie Protected Area)

Proposed Zoning: I-2 (CD) Air LLWPA (general industrial, conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area)

LOCATION

Approximately 108.00 acres located north side of Wilkinson Boulevard, east of I-485 and south of I-85.
(Council District 3 – Mayfield and Outside City Limits)

PETITIONER

Charlotte Douglas International Airport

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The petition is consistent with the *Southwest District Plan* recommendation for office/industrial uses.

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

- The site is located just north of the airport, abutting Interstates 85 and 485, as well as the interchange with Wilkinson Boulevard (U.S. 74); and
- The proposed warehouse/distribution and industrial uses are appropriate within the Airport Noise Overlay. In addition, the petition proposes to remove the residential properties on this site; and
- This proposal is compatible with the industrial uses that exist or are being planned for the area between Interstate 85 and Wilkinson Boulevard, due to its proximity to the airport, the intermodal yard and the interstates; and
- The proposed new road connections/realignments and street improvements that are a part of this rezoning will provide improved access to the site and creating additional street network for the area.

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that the petitioner and CDOT were working together to resolve the outstanding transportation issue prior to City Council decision. Staff noted that the request is consistent with the adopted policy plan. There was no discussion of this request.

Planner

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