



Zoning Committee

REQUEST	Current Zoning: R-4 (single family residential) and I-1 (light industrial)
LOCATION	Proposed Zoning: I-2(CD) (general industrial, conditional) Approximately 35.91 acres located on the west side of Old Statesville Road, north of Hucks Road. (Outside City Limits)
PETITIONER	Griffin Industrial Realty

**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 inconsistent with the *Northlake Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit oriented uses for this site.

However 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:

- Before the commuter rail line was proposed, the adopted future land use was business park/industrial for this site and surrounding area; and
- The adopted future land use recommendation for transit oriented uses was made with the assumption that the Red Line Commuter Rail would be a funded and active project; and
- Properties to the west and south are currently developed with industrial/office/warehouse uses. The properties to the north, south, east and west adjacent to and across the street from this site are all zoned for industrial and business park uses; and
- The proposed site plan is providing options for street extension westward from Statesville Road, by extension of the Hucks Road right-of-way along the southern edge of the property if possible, or by a separate connection point, which will support City Council's policy on connectivity.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan*, from transit oriented uses to heavy industrial.

Motion/Second: Ham / Gussman
Yeas: Fryday, Gussman, Ham, McClung, McMillan, and Samuel
Nays: None
Absent: Watkins
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, noting new language pertaining to the provision of options for street extension westward from Statesville Road. Staff mentioned an outstanding transportation issue and that the request is inconsistent with the adopted area plan. A Commissioner asked if the transportation network would be able to handle this new project. CDOT staff confirmed that there is adequate infrastructure to support the proposed project, and also noted NCDOT widening projects that would serve to enhance the surrounding network. There was no further discussion of this request.

PLANNER

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