



Zoning Committee

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<b>REQUEST</b>	Current Zoning: I-1 AIR (light industrial, Airport Noise Overlay) Proposed Zoning: INST AIR (institutional, Airport Noise Overlay)
<b>LOCATION</b>	Approximately 11.339 acres located on the north side of Shopton Road west of Beam Road. (Council District 3 - Mayfield)
<b>PETITIONER</b>	Ryan Companies

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The adopted plan recommends industrial land 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:

- Institutional land uses are considered compatible in most areas, including industrial locations; and
- The property to the east of this site is an institutional use, as it is the City of Charlotte's Police Department Defensive Driving Academy; and
- Institutional uses will provide a good transitional land use across the street from residential development along Shopton Road.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from industrial to institutional for the site.

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

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition, noting that all outstanding issues had been addressed and that it is inconsistent with the adopted plan.

A Committee member asked if the staff analysis captures all recent rezonings in the area. Staff responded the document reflects petitions pending or approved in the last five years, except for occasional timing overlap circumstances.

There was no further discussion of this petition.

**PLANNER**

Claire Lyte-Graham (704) 336-3782