



Zoning Committee

REQUEST

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area)
Proposed Zoning: I-1(CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area)

LOCATION

Approximately 34.63 acres located on the north side of Tuckaseegee Road, west of Westwood Drive, north of Interstate 85.
(Council District 3 - Mayfield)

PETITIONER

Clarius Partners, LLC

**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:

A majority of the site is *consistent* with the Northwest District Plan and the remainder of the parcel *inconsistent* with the adopted plan, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends office/industrial land use for much of the site, single family up to three dwelling units per acre for a small portion of the site.

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 Interstate 85; and
- The proposed warehouse/distribution and industrial uses are appropriate within the Airport Noise Overlay; and
- In addition, the petition proposes to remove the residential properties on this site which are not recommended in the Airport Noise Overlay; 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 dedication of right-of-way for proposed new road connections/realignments and street improvements that are a part of this rezoning will provide improved access to the site and create additional street network for the area.

The approval of this petition will revise the adopted future land use for a small portion of the site as specified by the Northwest District Plan, from single family residential to office/industrial.

Motion/Second: McClung / Samuel
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 most of the site is consistent with the adopted land use save for a small portion along the east property line. Staff also noted reservation of land along the south property line for a possible future road connecting to the property to the west.

A Commissioner briefly commented on approving another project to allow more industrial uses next to residential neighborhoods. Staff noted the presence of the Airport Noise Overlay which is considered inappropriate for new residential development, plus the buffers provided and the limitations on use as reasons for support.

There was no further discussion of this petition.

PLANNER

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