



Zoning Committee

REQUEST	Current Zoning: I-1 LLWCA (light industrial, Lower Lake Wylie Critical Area) Proposed Zoning: I-2(CD) LLWCA (general industrial, conditional, Lower Lake Wylie Critical Area)
LOCATION	Approximately 7.0 acres located on the north side of Old Dowd Road, west of Interstate 485. (Outside City Limits)
PETITIONER	Thomas Concrete of Carolina, Inc.

**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:

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

- The petition is inconsistent with the adopted plan recommendation of office/retail/light industrial 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:

- The proposed use, while inconsistent with the adopted land use plan, is compatible with the surrounding industrial uses; and
- The site is adjacent to an outdoor storage yard for SteelFab Inc., a structural steel manufacturer, whose main factory is located across the street from this site; and
- The site is currently being used for auto and truck repairs, and backs up to a rail corridor that includes four active railways used by Norfolk-Southern freight trains, and Amtrak; and
- The use of the site for concrete manufacturing, while considered heavy industrial, does not include a large building footprint; and
- The request is consistent with the *Airport Area Strategic Development Plan* (AASDP) providing compatible industrial development around the Airport. Further, the Petitioner will be displaced as part of the implementation of the AASDP. This rezoning allows the existing company to relocate within the Airport market minimizing the impact to the business.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan*, from the current recommended office/retail/light industrial use to industrial use for the site.

Motion/Second: Gussman / McClung

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 and noted that all outstanding issues were addressed by the petitioner. Staff recommended approval of the request and noted it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782