



Zoning Committee

REQUEST

Current Zoning: I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)
Proposed Zoning: I-1 LWPA (light industrial, Lake Wylie Protected Area)

LOCATION

Approximately 1.93 acres located on the north side of Lakebrook Road, west of Sam Wilson Road and south of I-85.
(Outside City Limits)

PETITIONER

Cebron W Hester

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 **consistent** with the *Dixie Berryhill Strategic Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/industrial-warehouse-distribution land uses for this 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 has been used for industrial uses and is already zoned for industrial uses.
- The site is adjacent to other industrially zoned properties.
- The site is adjacent to Interstate 85 and the interchange with Sam Wilson Road. The site is also located in a Growth Corridor as per the *Centers, Corridors and Wedges Growth Framework*.

Motion/Second: Wiggins / McClung

Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is consistent with the adopted area plan. A Commissioner commented that this request is appropriate. There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782