



Zoning Committee

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<b>REQUEST</b>	Current Zoning: B-D(CD) AIR (distributive business, conditional, airport noise overlay) Proposed Zoning: I-1 AIR (light industrial, airport noise overlay)
<b>LOCATION</b>	Approximately 90.47 acres located on the south side of Pine Oaks Drive west of Beam Road. (Council District 3 - Mayfield) and (Outside City Limits)
<b>PETITIONER</b>	Beacon Development Company, Tim Robertson

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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:

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

- The plan recommends office/industrial land uses.

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 adopted land use supports industrial uses at this location, which is within an industrial activity center just south of Charlotte-Douglas International Airport.
- The site is an undeveloped element of a business park, already zoned for some industrial type uses, and surrounded by similar light industrial development.
- The site is separated from nearby single family residential by a creek on county-owned land intended for a future greenway, which will provide an appropriate separation.

Motion/Second: Ham / Wiggins

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

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

The committee members were supportive of industrial uses in this location due to the larger buffer, airport noise overlay, and fewer vehicle trips than the current entitlement.

There was no further discussion of this petition.

**PLANNER**

Lisa Arnold (704) 336-5967