

**ZONING COMMITTEE
RECOMMENDATION
May 24, 2006**

Rezoning Petition No. 2006-70

Property Owner: Harold and Cynthia Mason

Petitioner: North Mecklenburg Properties, LLC

Location: Approximately 0.54 acres located at the northeast corner of Hovis Road and Salem Church Road

Request: I-2, general industrial to I-1, light industrial

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote: Yeas: Carter, Cooksey, Howard, Hughes, Ratcliffe, Sheild

Nays: None

Absent: Farman

Summary of Petition

This petition seeks to rezone approximately 0.54 acres from I-2 to I-1. This is a conventional zoning request that would allow a variety of uses as permitted in the zoning ordinance.

Zoning Committee Discussion/Rationale

Mr. MacVean explained that the proposed petition is consistent with the Thomasboro/Hoskins Area Plan, which recommends industrial land uses at this location. The site does not have frontage on Brookshire Boulevard and the small size of the lot will place limits on the potential development.

Statement of Consistency

A motion was made by Cooksey and seconded by Howard finding this petition to be consistent with the recommendations set forth in the Thomasboro/Hoskins Area Plan.

Vote

Upon a motion made by Howard and seconded by Ratcliffe, the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.