

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 3.1006-084

Property Owner: Eunice Watson McCoy / BLTKZ II Investments, LLC.

Petitioner: CK Catawba, LLC

Location: Approximately 3.1 acres located on the north side of Wilkinson Boulevard east of Moores Chapel Road

Request: R-3 LWCA, single family residential to I-1 (CD) LWCA, light industrial conditional district within the Lake Wylie Critical Area.

Summary

The proposed request is to accommodate a building corner and access drive for an industrial building proposed on the current I-1 (CD) site to the south.

Consistency and Conclusion

The proposed request is inconsistent with the Dixie Berryhill Strategic Plan however due to the easements and buildable area, the property is not likely to be incorporated into a residential development. Rezoning the property will allow it to be integrated into the proposed industrial development to the south and form a transition between the industrial and residential development. Therefore upon the resolution of the outstanding site plan issues, this petition is considered appropriate and in the public interest.

Existing Zoning and Land Use

The properties along Wilkinson Boulevard are zoned industrial and are either vacant or used for residential, commercial, or industrial purposes. The adjacent properties to the north are zoned R-3, single family residential, and are undeveloped.

Rezoning History in Area

There have been no rezonings in the immediate area in the last five years.

Public Plans and Policies

Dixie Berryhill Strategic Plan (3.1003). The Dixie Berryhill Strategic Plan recommends residential up to four dwelling units per acre on the parcel in question.

Proposed Request Details

The site plan accompanying this petition shows a 50-foot Piedmont Natural Gas Easement, a 10-foot setback, a 75-foot reduced buffer and a 100-foot buffer. The remaining area that can be built upon is limited.

Public Infrastructure

Traffic Impact / CDOT Comments. The proposed rezoning will not impact traffic, therefore CDOT has no comments on this petition.

CATS. CAT had no comments on this petition.

Storm Water. Storm Water Services comments have been addressed.

School Information. This petition will not impact the school system.

Outstanding Issues

Land Use. The request to rezone the property for Industrial use is inconsistent with the *Dixie Berryhill Strategic Plan's* recommendation of residential up to 4 dwelling units per acre. However, the amount of land proposed to be rezoned is small, and an existing 50' wide gas easement serves as a natural boundary edge. Therefore this petition is appropriate for approval.

Site plan. The following site plan issues are outstanding:

- Please provide a site data table showing the allowed uses, existing zoning, proposed zoning. Note that the property is in the LWCA
- Please clarify if a 75' reduced buffer or 100-foot buffer is proposed. The buffer should be tree save area.