

**ZONING COMMITTEE
RECOMMENDATION
March 29, 2006**

Rezoning Petition No. 2006-41

- Property Owner:** Edwin & Margaret Powe and Ricky & Christy Carter
- Petitioner:** Landmark Development Partners, LLC
- Location:** Approximately 4.53 acres located south of Tuckaseegee and east of Little Road
- Request:** B-1(CD), LLW-PA neighborhood business conditional district and R-3 LLW-PA, single family residential ~~to~~ BD(CD), LLW-PA , business distributive conditional district and O-1(CD), LLW-PA office conditional district all with in the Lower Lake Wylie Protected Area.
- Action:** The Zoning Committee unanimously to recommend **APPROVAL** of this petition with the following modification:
- The area to the rear of a portion of the self-storage building and the rear of the office parcel will be used for tree save.
 - The note reserving the right to request a buffer variance will be removed.
 - The maximum building area for the office will be 3,000 square feet.
 - The maximum size of wall signs will be 75 square feet per street.
- Vote:** Yeas: Carter, Cooksey, Howard, Hughes, and Ratcliffe,
- Nays: None
- Absent: Farman, and Sheild

Summary of Petition

This petition proposes to develop a 75,000 square foot self-storage facility and 3,000 square foot non-associated office. This property is located in the LLW-PA, Lower Lake Wylie Protected Area. The site plan accompanying this petition shows the location of one driveway along Little Rock Road and two on Tuckaseegee. One drive on Tuckaseegee is for the self-storage and one is for the office. The two sites are not connected. Conditions limit the height of lighting and some of the sizes of signs.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that many of the outstanding site plan issues were addressed with the exception of the amount of tree save and the size of the detached sign. In addition, the South West District Plan recommends residential uses for the property. Staff noted that at the public hearing Council requested crime statistic information on self storage

facilities. This information was provided to the Commissioners and staff noted that there does not appear to be a correlation between crime and the existence of self storage facilities.

The Zoning Committee discussed the current zoning in the area including the undeveloped BD site across Little Rock Road, the intensity of the proposed use, the potential for “stripping out” the Tuckaseegee corridor and the airport noise contours. The rules were suspended to ask the petitioners agent about the sign. Bob Young stated that the petition agreed to reduce wall signage on Tuckaseegee but need to retain 50 square feet of signage on Little Rock. Staff requested a reduction to 32 square feet. The Committee questioned the location of the airport noise contours in relation to this property. Mr. MacVean stated that the adopted plans took the contours into consideration.

Statement of Consistency

A motion was made by Carter and seconded by Cooksey finding this petition inconsistent with the South West District Plan. The Zoning Committee unanimously approved this motion.

Vote

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

Staff Opinion

Staff disagrees with the recommendation of the Zoning Committee as the adopted plans recommend residential land use.