

**ZONING COMMITTEE
RECOMMENDATION
June 28, 2006**

Rezoning Petition No. 2006-084

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.

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

Vote:

Yeas:	Carter, Cooksey, Farman, Howard, Ratcliffe and Sheild
Nays:	None
Absent:	Hughes

Summary of Petition

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. 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.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all outstanding site plan issues had been addressed. The request is inconsistent with the adopted plans for the area however due to the size and gas easements that encumber the property, staff is recommending approval.

Statement of Consistency

Commissioner Sheild made a motion to find this petition inconsistent with the Dixie Berryhill Strategic Plan. Commissioner Carter seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Carter and seconded by Howard, the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.