

**ZONING COMMITTEE
RECOMMENDATION
September 27, 2006**

Rezoning Petition No. 2006-103

Property Owner: Johnnie R. and Hilda S. Johnson

Petitioner: Kilburn Commercial Properties

Location: Approximately 3.3 acres located south of Moores Chapel Road and east of Cedarville Road

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

Action: The Zoning Committee unanimously recommended **APPROVAL** of this petition.

Vote: Yeas: Carter, Cooksey, Loflin, Randolph, Ratcliffe, Sheild, and Simmons

 Nays: None

 Absent: None

Summary of Petition

The proposed request will add approximately 3.3 acres to the Beltway Business Park for the location of a new building. The conditions associated with this petition show the 100-foot class A buffer which takes up a large portion of the site. All manufacturing, assembly, and/or repair will only be done within an enclosed building. The maximum height of detached lighting will be 40-feet and the maximum building height will be 60-feet. All access to the site will be through the business park and all uses in the I-1 district will be allowed. The property is located within the Lower Lake Wylie Protected Area.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted the purpose of rezoning the property is for the expansion of the existing business park. There are no outstanding site plan issues associated with the petition. It is consistent with the adopted plans and appropriate for approval.

Statement of Consistency

A motion was made by Loflin and seconded by Carter finding this petition consistent with the Southwest District Plan. The Zoning Committee unanimously approved this motion.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.