

**ZONING COMMITTEE
RECOMMENDATION
October 25, 2006**

Rezoning Petition No. 2006-124

Property Owner: KDH Transportation, LLC

Petitioner: Robert Dancy and Bob Hogan

Location: Approximately 8.6 acres on the east side of Statesville Road (US 21), north of Spector Drive

Request: Change from I-1 (light industrial), I-2 (general industrial), and I-2(CD) (conditional general industrial) to I-2(CD)(conditional general industrial)

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, based upon the following modifications:

- The buffer and fence will extend across the entire frontage of the site.
- A note will be added that site development will comply with Chapter 19 (commercial curb, gutter, and sidewalk regulations) of the City Code.
- The note regarding detention will be deleted and detention and adequacy of the existing detention facility evaluated as part of the development process.

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

Nays: None

Absent: None

Summary of Petition

This petition seeks to add approximately 84,000 square feet of mini-warehouse space to an existing mini-storage (and outside storage) facility.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and described the modifications offered by the petitioner. A Committee member asked if this petition was just as a result of changing the zoning boundaries to match property lines and earlier phasing. Staff replied that it was more than that; the phasing referred to was construction phasing, not phasing as part of a rezoning. Also, the existing site plan does not allow the proposed expansion of the mini-storage use.

Statement of Consistency

Upon a motion by Simmons, seconded by Loflin, the Zoning Committee voted unanimously to find this petition to be consistent with the Northeast District Plan and to be reasonable and in the public interest.

Vote

Upon a motion by Ratcliffe, seconded by Sheild, the Zoning Committee voted unanimously to recommend approval of this petition, based upon the modifications noted above.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.