

**ZONING COMMITTEE
RECOMMENDATION
February 28, 2007**

Rezoning Petition No. 2007 - 06

Property Owner: Avtek Partners II, LLC

Petitioner: York Development Group

Location: Approximately 2.83 acres located on the west side of Carowinds Boulevard south of South Tryon Street.

Request: I-1, light industrial to NS, neighborhood services

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

Vote: Yeas: Carter, Chiu, Loflin, Ratcliffe, Sheild and Simmons

Nays: None

Excused: Randolph

Summary of Petition

This request proposes to rezone 2.83 acres to the neighborhood services district to allow up to 30,000 square feet of retail/restaurant and office uses.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the proposed petition is consistent with the *General Development Policies* and that there are no outstanding site plan issues.

Statement of Consistency

Upon a motion made by Loflin and seconded by Simmons the Zoning Committee unanimously found this petition to be consistent with the *General Development Policies* and to be reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.