

**ZONING COMMITTEE  
RECOMMENDATION  
February 28, 2007**

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**Rezoning Petition No. 2007 - 20**

**Property Owner:** James Knuckles, Inc.

**Petitioner:** James Knuckles, LLC

**Location:** Approximately 2.80 acres located on the south side of General Industrial Road, south of Old Concord Road.

**Request:** I-1 (CD), light industrial conditional to I-2 (CD), general industrial conditional

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

**Vote:** Yeas: Carter, Chiu, Randolph, Ratcliffe, Sheild and Simmons

Nays: None

Absent: Loflin

**Summary of Petition**

The proposal is to rezone approximately 2.8 acres located on the south side of General Industrial Road, south of Old Concord Road, from I-1(CD) (light industrial, conditional) to I-2(CD) (general industrial, conditional) to accommodate up to 20,000 square feet of offices and storage facilities and outdoor equipment parking. The petitioner is requesting a conditional I-2 designation because I-1 zoning does not support outdoor parking of heavy equipment and vehicles.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that the proposed petition is consistent with the *Northeast District Plan* and that the staff and petitioner are working towards resolution of outstanding site plan issues relating to stormwater.

**Statement of Consistency**

Upon a motion made by Commissioner Carter and seconded by Commissioner Ratcliffe the Zoning Committee unanimously found this petition to be consistent with the *Northeast District Plan* and to be reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Carter and seconded by Commissioner Randolph the Zoning Committee voted unanimously to recommend approval of this petition with the noted modifications.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.