

**ZONING COMMITTEE
RECOMMENDATION
June 27, 2007**

Rezoning Petition No. 2007-072

Property Owner: See attached list

Petitioner: Sykes Industrial Solutions Charlotte One, LLC

Location: Approximately 27 acres located on the northeast corner of Sam Wilson Road and West Pointe Drive

Center, Corridor or Wedge: Corridor

Request: R-17 MF LLWPA, multi-family residential and R-3 LLWPA, single family residential to I-1 (CD) LLWPA, light industrial conditional all within the Lower Lake Wylie Protected Area

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

Vote:

Yeas:	Chiu, Lipton, Loflin, Ratcliffe, Sheild and Simmons
Nays:	None
Absent:	Rosenburgh

Summary of Petition

This rezoning proposes allow the development of offices along with distribution, storage, buildings for bulk storage and office warehousing or flex space. The maximum building area is limited to 250,000 square feet.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all issues have been resolved. The petition is consistent with the adopted plan and staff is recommending approval.

One Commissioner asked about the center, corridor, and wedge designation. Mr. MacVean noted that the staff analysis notes that this property located in a corridor and it is actually in a wedge. Later, Mr. MacVean stated that the property is actually located in a corridor because of the Wilkinson Boulevard corridor includes the area. Another Commissioner asked the status of the corner property located adjacent to the petitioned site. Keith deferred to Parks Helms. The Commission suspended their rules and asked Mr. Helms if the property is owned by someone

else and if they are in opposition. Mr. Helms stated that the property owner came to the community meeting and is supportive of the rezoning.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Loflin the Zoning Committee unanimously found this petition to be consistent with the North West District Plan and reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.