

**ZONING COMMITTEE
RECOMMENDATION
December 19, 2007**

Rezoning Petition No. 2007-148

Property Owner: 562 Ltd. Partnership

Petitioner: Evans Delivery Company, Inc.

Location: Approximately 4.25 acres located on the southeast corner of Old Mount Holly Road and Aqua Chem Drive

Center, Corridor or Wedge: Center

Request: I-1 (CD), light industrial conditional district to I-2 (CD), heavy industrial conditional district

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

Vote:

Yeas:	Howard, Johnson, Lipton, Loflin, Randolph, and Rosenburgh
Nays:	None
Absent:	Sheild
Recused:	None

Summary of Petition

This petition proposes to rezone the property to I-2 (CD) to allow all uses in the I-1 district plus truck terminals. The site plan shows one building with a maximum of 2,000 square feet. A chainlink security fence encloses the property and will be located on the inside of the buffer. All existing trees labeled on the site plan are to remain undisturbed.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all outstanding site plan issues had been resolved. The request is consistent with the Northwest District Plan and staff recommended approval.

Consistency Statement

A motion was made by Commissioner Randolph, seconded by Commissioner Loflin, to find this proposal to be consistent with the *Northwest District Plan* and to be reasonable and in the public interest. The motion passed unanimously.

Vote

Upon a motion by Commissioner Randolph, seconded by Commissioner Loflin, the Zoning Committee voted unanimously to recommend APPROVAL of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.