

**ZONING COMMITTEE  
RECOMMENDATION  
October 25, 2006**

---

**Rezoning Petition No. 2005-046**

**Property Owner:** Coogan General Contracting Company

**Petitioner:** Coogan General Contracting Company

**Location:** Approximately 7.4 acres located on the east side of Nations Ford Road, south of Interstate 485 (I-485)

**Request:** I-1, light 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:

- Petitioner agrees to dedicate and convey a total of 50 feet of right-of-way from the existing centerline of Nations Ford Road prior to issuance of certificates of occupancy.
- A note will be added that any lighting will be capped and shielded and no direct illumination will extend past the property lines.

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

Nays: None

Absent: Sheild

**Summary of Petition**

The petition seeks to rezone approximately 7.4 acres to allow any use that is permitted in the I-2 district, excluding junk yards.

**Zoning Committee Discussion/Rationale**

Staff reviewed the petition and noted the modifications that the petitioner had offered.

**Statement of Consistency**

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

**Vote**

**Upon a motion by Loflin, seconded by Ratcliffe, 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.