

**ZONING COMMITTEE
RECOMMENDATION
November 29, 2006**

Rezoning Petition No. 2006 - 59

Property Owner: Jonesville AME Zion Church

Petitioner: Self Storage Development, LLC

Location: Approximately 5.6 acres located east of the intersection of Annalexa Lane and Ballantyne Commons Parkway.

Request: R-3, single-family to BD (CD), business distributive conditional.

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

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

Nays: None

Excused: Randolph

Summary of Petition

This request proposed to rezone 5.6 acres from R-3 to BD (CD) to allow a 125,000 square foot self-storage building up to sixty feet in height.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that the Providence Road/I-485 Area Plan recognizes the existing institutional use and that this request was inconsistent with this adopted plan. The Zoning Committee felt that this type of use was needed in this area and felt the petitioner had provided a good plan.

Statement of Consistency

Commissioner Sheild made a motion to find this petition to be reasonable and in the public interest. Commissioner Loflin seconded the motion, which was approved unanimously.

Vote

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

Staff Opinion

Staff disagrees with the recommendation of the Zoning Committee and feels this is a better location for an institutional or multi-family use rather than a self storage facility.