

**ZONING COMMITTEE
RECOMMENDATION
December 27, 2006**

Rezoning Petition No. 2006-170

Property Owner: The Babcock Holding Company LLC

Petitioner: Gary Babcock

Location: Approximately 4.29 acres locate on the north side of Wilkinson Boulevard west of Sam Wilson Road

Request: I-1 (CD), LLWPA, light industrial conditional to I-1 LLWPA, light industrial within the Lower Lake Wylie Protected Area

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

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

 Nays: None

 Absent: None

Summary of Petition

This petition proposes to eliminate the conditions established by petition 1987-31(C). The property is located within the Lower Lake Wylie Protected Area.

Zoning Committee Discussion/Rationale

Keith MacVean review the petition and noted that the property was zoned conditionally in 1987. The conditions limited the square footage that could be developed on the site. Since that time, the industrial land use trends in the area have expanded and staff feels that eliminating the conditions will not harm the area. Staff recommended approval of the petition based on the land use trends.

Statement of Consistency

Upon a motion made by Sheild and seconded by Carter the Zoning Committee unanimously found this petition to be inconsistent with the Dixie Berryhill Plan but reasonable and in the public interest.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.