

**ZONING COMMITTEE  
RECOMMENDATION  
October 24, 2007**

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**Rezoning Petition No. 2007-121**

<b>Property Owner:</b>	Lisa G. Curley
<b>Petitioner:</b>	Dixie River Land Co., L.L.C.
<b>Location:</b>	Approximately 1.80 acres located on the north side of Dixie River Road, west of I-485
<b>Center, Corridor or Wedge:</b>	Wedge
<b>Request:</b>	R-3, single-family residential up to 3 dwelling units per acre to BP(CD), business park, conditional
<b>Action:</b>	The Zoning Committee recommended <b>APPROVAL</b> of this petition.
<b>Vote:</b>	Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, and Sheild
	Nays: None
	Absent: None

**Summary of Petition**

The request is to rezone approximately 1.80 acres in order to include the site into the business park portion of Berewick. The parcel is currently vacant and will be incorporated into the adjacent parcel to the east known as Parcel 'C' North of the Berewick development. The Berewick master plan provides for Parcel 'C' North to share existing development rights with Parcel 'C' South. The development rights limit development on these parcels combined to 375,000 square feet of building area. This request will not result in additional building square footage.

**Zoning Committee Discussion/Rationale**

Keith MacVean summarized the request and noted the surrounding land uses, including the previously approved Berewick development and the proposed county park to the southwest.

### **Statement of Consistency**

Upon a motion made by Commissioner Sheild and seconded by Commissioner Loflin, the Zoning Committee voted unanimously 7-0 to find that the proposed rezoning was consistent with the *Dixie-Berryhill Strategic Plan* and reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Randolph and seconded by Commissioner Lipton, the Zoning Committee voted unanimously to recommend approval this petition.**

### **Staff Opinion**

Staff concurs with the Zoning Committee's decision to approve this petition.