

**ZONING COMMITTEE
RECOMMENDATION
March 26, 2008**

Rezoning Petition No. 2008-036

Property Owner: 320 North Point Road, Inc.

Petitioner: Commercial Transportation, Inc.

Location: Approximately 6.91 acres located south of Old Mt. Holly Road on the southeast end of Aqua Chem Drive.

Center, Corridor, or Wedge: Center

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

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

- Under the “Conditional Notes” states that the use will be a truck terminal/truck parking and all uses in the I-1 as the note under the “Development Data” indicates.
- A note has been added that Storm Water detention facilities will not be located within the required buffer.

Vote:

Yeas:	Howard, Lipton, Loflin, Randolph, Rosenburgh, and Sheild
Nays:	None
Absent:	Johnson
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 plan shows one building with a maximum located on the northern site of the property. A chainlink security fence encloses the property and will be located on the inside of the buffer along the eastern and southern property line.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and noted the site plan changes since the public hearing. The Zoning Committee had no further discussion of this petition.

Statement of Consistency

Upon a motion made by Commissioner Loflin and seconded by Commissioner Lipton the Zoning Committee unanimously found this petition to be consistent with the *North West District Plan* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Loflin and seconded by Commissioner Randolph the Zoning Committee voted unanimously to recommend ARRPOVAL of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.