

**ZONING COMMITTEE
RECOMMENDATION
July 21, 2008**

Rezoning Petition No. 2008-91

Property Owner: Peter J. Couchell

Petitioner: Couchell Investment Company

Location: Approximately 7.13 acres located on the east side of Statesville Road between W WT Harris Boulevard and Metromont Parkway

Center, Corridor, or Wedge: Corridor

Request: I-2, general industrial to I-1, light industrial

Action: The Zoning Committee voted 5-1 to recommend **DENIAL** of this petition.

Vote: Yeas: (to deny) Allen, Griffith, Howard, Lipton, and Rosenburgh,
Nays: Randolph
Absent: Johnson

Summary of Petition

This petition proposes to allow all uses permitted in the I-1, light industrial zoning district. Some uses allowed in the I-1 district that are not permitted in the I-2 district include car sales, hotels, and larger amounts of retail.

Zoning Committee Discussion/Rationale

The staff reviewed this petition, noting that it was a conventional petition with no site plan, which allows all the uses in the light industrial district to be built at the minimum Zoning Ordinance standards. A Zoning Committee member stated that the *North Lake Area Plan* (2008) had just been approved and that the uses called for in the plan were very definitive and they were reluctant to deviate from this recent plan. Another Committee member wondered how you could put a trucking terminal or other heavy industrial user on this small site.

Statement of Consistency

Upon a motion made by Commissioner Rosenburgh and seconded by Commissioner Griffith the Zoning Committee, by a 5-1 vote, found this petition to be inconsistent with the *North Lake Area Plan* and not reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Rosenburgh and seconded by Commissioner Lipton the Zoning Committee voted 5-1 to recommend DENIAL of this petition.

Minority Opinion

A minority of the Zoning Committee questioned the usability of the site for heavy industrial uses and supported the proposed rezoning.

Staff Opinion

Staff agrees with the recommendation of the majority of the Zoning Committee.