



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-3 AIR (single-family residential, airport noise overlay) Proposed Zoning: I-2 AIR (general industrial, airport noise overlay)
<b>LOCATION</b>	Approximately 78.68 acres on the east side of Steele Creek Road, south of Byrum Drive and West Boulevard (Council District 3 - Watlington)
<b>PETITIONER</b>	Charlotte Douglas International Airport

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** for a portion of the site with the *Westside Strategic Plan* and **inconsistent** with the land use recommendation for the remaining portion of the site, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/business park/industrial land uses for a portion of the site; and
- The plan recommends institutional for a portion of the site.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed industrial use, while inconsistent with a portion of the site recommended for institutional uses, is consistent with the industrial development pattern in the area south of the Airport.
- The site is within an Industrial Activity Center, as per the Centers, Corridors and Wedges Growth Framework.
- The site is within the airport noise overlay, which lends to compatibility with industrial uses over residential uses in the area.
- The Steele Creek Presbyterian Church sanctuary building, and Cemetery are designated as a local historic property by the Charlotte-Mecklenburg County Historic Landmarks Commission.

The approval of this petition will revise the adopted future land use as specified by the *Westside Strategic Plan*, from Institutional to Industrial for a portion of the site.

Motion/Second: Gussman / Nwasike  
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer,  
Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent and inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

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