



Zoning Committee

REQUEST

Current Zoning: R-17MF LWPA (multifamily residential, Lake Wylie Protected Area)
Proposed Zoning: B-2(CD) LWPA (general business, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 3.08 acres located on the west side of Sam Wilson Road, north of Performance Road.
(Outside City Limits)

PETITIONER

Jay Kamdar

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 inconsistent with the *Catawba Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/industrial-warehouse-distribution.

However 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 uses allowed in the B-2 (general business) zoning district by this site plan, while technically inconsistent with the office/industrial-warehouse distribution land use recommendation for this site, are consistent with the non-residential land use recommendation for the surrounding area.
- The site is within the West Growth Corridor, as per the Centers, Corridors and Wedges Growth Framework. The Framework states that areas within one mile of interstate interchanges are appropriate locations for highway-serving retail (hotels, gas stations, restaurants). The site is within ¼ mile of the Interstate 85 interchange at Sam Wilson Road.
- The petition proposes transportation improvements to mitigate the impact of the project including the addition of right and left turn lanes on Sam Wilson Road as well as a bike lane, planting strip, and sidewalk along the site's public street frontage.
- The petition proposes a buffer and fence to lessen the project's impact on adjacent single family uses.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from Office/Industrial-Warehouse-Distribution land uses to Retail land uses for the site.

Motion/Second: Barbee / Welton

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

One of the committee members had a question on the status proposed traffic light at Performance Drive and Sam Wilson Road. Staff answered that the signal is approved in this location and this contribution from the petitioner would allow NCDOT to install the traffic signal.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967