



Zoning Committee

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**REQUEST**

Current Zoning: R-MH LWPA LLWPA (residential manufactured housing, Lake Wylie Protected Area, Lower Lake Wylie Protected Area)

Proposed Zoning: I-2(CD) LWPA LLWPA (general industrial, conditional, Lake Wylie Protected Area, Lower Lake Wylie Protected Area)

**LOCATION**

Approximately 10.918 acres located on the southern side of John Gladden Road, north of Wilkinson Boulevard, and west of Sam Wilson Road

(Outside City Limits)

**PETITIONER**

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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 inconsistent with the Dixie Berryhill Strategic Plan with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses up to four dwelling units per acre (DUA) for the site.

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

- The proposed use while inconsistent with the adopted land use, is compatible with the adjacent industrial developments in the area.
- Numerous industrial developments have been developed recently along Wilkinson Boulevard adjacent to this site which makes this site a logical transition to an industrial use.
- The site is separated from the rear yards of existing single-family homes by a public street (John Gladden Road). In addition, a buffer is required along the street frontage on John Gladden Road and there will be no access from the parking area to this street frontage.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan* from single family residential uses up to four DUA, to industrial 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.

There was no further discussion of this petition.

**MINORITY OPINION  
PLANNER**

Joe Mangum (704) 353-1908