



Zoning Committee

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**REQUEST**

Current Zoning: B-1 LLWPA (neighborhood business, Lower Lake Wylie Protected Area), R-4 LLWPA (single family residential, Lower Lake Wylie Protected Area)  
Proposed Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area)

**LOCATION**

Approximately 6.01 acres located east of Little Rock Road, north of Fred D Alexander Boulevard, and south of Old Mount Holly Road.  
(Council District 3 - Watlington)

**PETITIONER**

Freedom Drive Terminal, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Northwest District Plan* with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to four dwelling units per acre for the eastern portion of the site and multi-family residential for the western portion of 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 site is adjacent to heavy industrial uses and a Duke Energy sub-station.
- The site is just south of the heavy industrial tank farm uses along Freedom Drive and Old Mt. Holly Road.
- There are Duke Energy power lines on the southern portion of the site.
- The site may not be best suited or compatible for residential uses given the industrial uses and zoning around it.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from single family residential and multi-family residential use to light industrial use for the site.

Motion/Second: Nwasike / Blumenthal

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

Nays: None

Absent: Barbee

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.

**PLANNER**

Joe Mangum (704) 353-1908