



Zoning Committee

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**REQUEST**

Current Zoning: R-3 AIR (single family residential, airport noise overlay)  
Proposed Zoning: I-1(CD) AIR (light industrial, conditional, airport noise overlay)

**LOCATION**

Approximately 38.33 acres located along the east and west side of Pinecrest Drive, north of Shopton Road, and east of Interstate 485  
(Outside City Limits)

**PETITIONER**

Eastgroup Properties

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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** with the *Westside Strategic Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office / business park / industrial land uses.

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 uses are consistent with the overall industrial and business park land use recommendation for this area.
- The proposed site plan will provide a 100-foot class A buffer between the industrial buildings and the Duke Power easement adjacent to the existing residential neighborhood. Both the required buffer and the easement provide a large separation from the proposed industrial uses and the existing residential.
- This parcel is adjacent to existing industrial and follows the general development pattern of the area.
- The site is located within the Shopton Road Industrial Activity Center and the Airport Noise Overlay.

Motion/Second: Nwasike / Kelly

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 consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Lisa Arnold (704) 336-5967