



Zoning Committee

REQUEST

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area), R-MH LLWCA (manufactured housing, Lower Lake Wylie Critical Area)

Proposed Zoning: I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area), I-2 LLWCA (general industrial, Lower Lake Wylie Critical Area)

LOCATION

Approximately 58.26 acres located on the north side of Walkers Ferry Road, just west of I-485 and Charlotte Douglas International Airport.

(Council District 3 - Watlington)

PETITIONER

City of Charlotte

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be inconsistent with the *Dixie Berryhill Strategic Plan (2003)* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/light industrial uses 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 area is located just west of the airport and the third parallel runway making it compatible for either light or general industrial uses.
- The site is located adjacent to Interstate 485 and just south of I-2 zoned property being developed for general industrial uses.
- Any future development of the site will be required to provide a class A 100-foot landscaped buffer from adjacent residential uses in compliance with the zoning ordinance.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill*

Strategic Plan, from office/retail/light industrial to heavy industrial for the site.

Motion/Second: Welton / Ham
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton
Nays: Spencer
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

Committee Member Spencer stated that while he respects the economic engine that is Charlotte Douglas International Airport he cannot support a conventional I-2 petition due to the noxious uses allowed in the district.

PLANNER

Joe Mangum (704) 353-1908