



Zoning Committee

REQUEST

Current Zoning: I-1, I-1(CD) (light industrial, light industrial, conditional)

Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 17.38 acres located off Graham Park Drive, north of S Tryon Street and south of Westinghouse Boulevard.

(Council District 3 - Watlington)

PETITIONER

Fork Lift Pro

**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:

To Approve:

This petition is found to be **consistent** with the *Steele Creek Area Plan* for the majority of the site but **inconsistent** with a small portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial land use for the majority of the site.
- The plan recommends institutional use for a small portion of the site.

Therefore, 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 rezoning to I-2(CD) is consistent with the heavy industrial developments in the area and is adjacent to a railroad.
- The site is located within the Westinghouse Industrial Activity Area, as per the Centers, Corridors and Wedges Growth Framework.
- The portion of the site that is inconsistent with the land use recommendations reflects an existing institutional use on the property to the south. The petition is committing to a 100' Class A buffer adjacent to this property.
- The proposed site plan provides adequate buffers between the industrial uses and adjacent residential

developments in conjunction with the reserved right-of-way for the future Carowinds Boulevard extension.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from institutional use to industrial use for the site.

Motion/Second: Welton / Blumenthal
 Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton
 Nays: None
 Absent: Spencer
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan for the majority of the site and inconsistent for a small portion of the site.

Chair Samuel commended the petition for adding a clear and concise list of restricted nuisance uses for the site. She asked staff if the posted petition sign could be corrected as it currently lists 2021-195 as opposed to 2021-193. Staff replied that they would request that the sign be corrected.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908