



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-215

April 4, 2023

REQUEST

Current Zoning: BP (business park)
Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 8.65 acres located on the west side of Twin Lakes Parkway, east side of Statesville Road, and north side of Interstate 485, south of Alexandriana Road.
(Council District 4 - Johnson)

(County Commissioner-Elaine Powell)

PETITIONER

Shorewood Development Group

**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:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

The *2040 Policy Map* (2022) recommends the Manufacturing and Logistics place type for this 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 petition's proposed use of auto sales, repair and office uses is consistent with the Manufacturing and Logistics place type.
- The proposal is consistent and compatible with the surrounding commercial and auto oriented uses in the area.
- The petitioner shall construct and maintain an 8-foot planting strip and a 6-foot sidewalk along the site's frontage on Twin Lakes Parkway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
8: Diverse & Resilient Economic Opportunity.

Motion/Second: Rhodes / Harvey
Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes,
Russell, 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 *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225