

Miriam Franco
REZONING PETITION NO. 2019-109
11/30/2023

Development Data Table:

Site Area: +/- 8.15 acres
Tax Parcel: 11702222, 11702220, 11702288, 11702235, 11702215, 11702217, 11702221
Existing Zoning: N2-B
Proposed Zoning: I-2(CD)
This petition will comply with the Post Construction Controls Ordinance, the Tree Ordinance, and all buffer and screening requirements for the I-2 zoning district.
Existing Use: Automobile repair garage, vacant land
Proposed Uses: Uses permitted in I-2 limited to a contractor's office(s) with accessory storage, automobile repair garage with storage, excluding construction equipment storage.
Prohibited Uses: Abattoir
Adult establishments
Amusement, commercial outdoors
Animal crematoriums
Automobile rentals
Automobile service stations
Automotive repair garages
Car washes
Construction and demolition landfills
Crematory facilities
Foundries
Junk yard
Medical waste disposal facilities
Petroleum storage facilities
Quarries
Recreation services
Raceways or drag strips
Sanitary landfills
Truck stops
Truck terminals
Underground fuel tanks Waste incinerators Recreational Services

Additional Buffer/Screening Requirements:

- (1) Required buffer/screening shall be provided per the Zoning ordinance.
- (2) As part of the required buffer along the Western property line, a minimum of 50' measured from the property line of the required buffer shall remain undisturbed.
- (3) A minimum of 30' measured on the northside of the existing Duke Power utility easement shall also remain undisturbed to further supplement the required buffer along the southern property line.