

Petition 2021-126 by North Carolina Kenworth, Inc dba. MHC Kenworth-Charlotte

To Approve:

This petition is found to be **consistent** with the *Steele Creek Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial/warehouse/distribution uses.

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 will allow most uses in I-1 zoning including truck and auto sales, service and repair (current I -2 zoning does not allow truck/auto sales).
- The proposal prohibits more intense/noxious uses that would otherwise be allowed in I-1 zoning such as landfills, petroleum storage facilities and others as outlined in the request details below and in the conditional notes on the plan.
- Maintains the existing 75 ft wide buffer as undisturbed along the rear of the site adjacent to single family homes.
- The site is located within an area developed primarily with industrial uses and surrounding parcels along Westinghouse Boulevard are zoned I-1 and I-2.

To Deny:

This petition is found to be **consistent** with the *Steele Creek Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial/warehouse/distribution uses.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: