



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-126

December 1, 2021

REQUEST

Current Zoning: I-2(CD) (general industrial, conditional)
Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 5.57 acres located on the south side of East Westinghouse Boulevard, east of Nations Ford Road, and west of Downs Road
(Council District 3 - Watlington)

PETITIONER

North Carolina Kenworth, Inc dba. MHC Kenworth-Charlotte

**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:

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 use.

Therefore we find this petition to be reasonable and in the public interest based on 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.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Ham

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311