

Petition 2021-193 by Fork Lift Pro

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.

To Deny:

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.

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: