

Petition 2018-030 by JV Transport Inc.

To Approve:

The petition is found to be **consistent** with the *Northwest District Plan*, based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the *Northwest District Plan* recommendation for industrial 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 site is located within the Mt. Holly Road/Hwy 16 Industrial Activity Center, as per the *Centers, Corridors and Wedges Growth Framework*.
- The site and the surrounding properties to the north, south, and west are zoned for industrial uses.
- The properties to the east are residential; however, the proposed site plan includes a landscape buffer and the majority of the 100-foot SWIM buffer to separate the proposed use from the residential properties.
- The petitioner agrees to convey the majority of the area within the 100-foot SWIM buffer for a future greenway, supporting the community goal to have an extensive greenway system.
- Although the proposed request is for a change from I-1 (light industrial) to I-2 (general industrial), the site plan prohibits a number of uses allowed in I-2 and also includes a note that no hazardous chemicals will be stored or manufactured on the site.
- Additionally, most of the nearby properties in the Industrial Activity Center are already zoned I-2.

To Deny:

The petition is found to be **consistent** with the *Northwest District Plan* based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the *Northwest District Plan* recommendation for industrial 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 Zoning Committee)

Motion:
Approve or Deny

Maker:
2ND:

Vote:
Dissenting:
Recused