

Petition 2018-109 by Eastgroup Properties, LP

To Approve:

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

- The plan recommends 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 currently zoned I-1(CD) and recommended for industrial uses by the *Steele Creek Area Plan*. The property is located north of Charlotte-Douglas International Airport and within the "Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours" which identifies the day/night average sound level at 65 decibels, and which is not conducive to residential development; and
- The site is being developed as part of a larger industrial business park, which runs from Sandy Porter Road to Steele Creek Road and between Shopton Road and the interchange at Interstate 485; and
- The proposed site plan amendment is being requested to provide flexibility in the number and placement of the buildings; and
- The proposed site plan provides a Class A buffer along the northern edge of the property adjacent to an existing church, and a Class C buffer along the southern edge of the property adjacent to Interstate 485.

To Deny:

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

- The plan recommends 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