

Petition 2018-102 by Audies Moore

To Approve:

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

- The adopted plan recommends industrial land uses for this 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 use is consistent with the adopted land use for the site and surrounding area; and
- The area between Odum Avenue and Brookshire Boulevard includes many parcels zoned for industrial uses; and
- The properties to the rear of the site include single family homes; however, the required buffers and setbacks in the I-2 zoning district will provide adequate screening and separation; and
- The size of the site will not accommodate a large industrial user that could have greater impact on residential properties to the rear; and
- Across from this site on Odum Avenue are CSX railroad tracks supporting the site's suitability for an industrial use but making the site less attractive for commercial or residential uses.

To Deny:

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

- The adopted plan recommends industrial land uses for this 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 Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: