

Petition 2018-129 by Thomas Concrete of Carolina, Inc.

To Approve:

The petition is found to be **inconsistent** with the *Dixie Berryhill Strategic Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/light industrial land uses.

However, 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, while inconsistent with the adopted land use plan, is compatible with the surrounding industrial uses; and
- The site is adjacent to an outdoor storage yard for SteelFab Inc., a structural steel manufacturer, whose main factory is located across the street from this site; and
- The site is currently being used for auto and truck repairs, and backs up to a rail corridor that includes four active railways used by Norfolk-Southern freight trains, and Amtrak; and
- The use of the site for concrete manufacturing, while considered heavy industrial, does not include a large building footprint; and
- The request is consistent with the *Airport Area Strategic Development Plan (AASDP)* providing compatible industrial development around the Airport. Further, the Petitioner will be displaced as part of the implementation of the AASDP. This rezoning allows the existing company to relocate within the Airport market minimizing the impact to the business.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan*, from the current recommended office/retail/light industrial use to industrial use for the site.

To Deny:

The petition is found to be **inconsistent** with the *Dixie Berryhill Strategic Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/light industrial land uses.

Therefore, 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: