

## Petition 2018-051 by SXCW Properties, LLC

### To Approve:

The petition is **consistent** with the *Northeast Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office/retail land 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 already zoned CC (commercial center), which allows for automotive service stations; and
- The current site plan allows for retail/business uses on this site along Odell School Road/Mallard Creek Road. The car wash would be allowed as an accessory use; and
- The site is across the street from a gas station/convenience store, provides service to several residential neighborhoods, and is located half a mile from the Concord Mills mixed-use node in Cabarrus County.

### To Deny:

The petition is **consistent** with the *Northeast Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office/retail land 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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused**