

Petition 2019-027 by Liberty Property Trust

To Approve:

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

- The plan recommends office/retail/light industrial uses on this site.

Therefore, 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 conditional site plan seeks to limit the I-2 general industrial uses, making it consistent with the light industrial land use recommended for the site.
- The site is within a Growth Corridor, as per the *Centers, Corridors and Wedges Growth Framework*, at an interchange area with Interstate 85, where a number of industrial properties are located.
- On the other side of Interstate 85 and Sam Wilson Road is a new Loves Truck Stop that was rezoned to I-2(CD) in 2016.
- The proposed site plan includes a 75-foot class A buffer along the existing R-3 properties on the east side of this site.

To Deny:

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

- The plan recommends office/retail/light industrial uses on this site.

However, 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 the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: