

## Petition 2020-046 by Take 5 Carolinas

### To Approve:

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

- The plan recommends office/retail 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 proposed changes to the site are consistent with the area plan and the only changes were made from the previously approved plan was to the permitted uses to include automobile service stations.
- The site, due to its location on S. Tryon Street and as an outparcel, is a sensible location for the development of an automobile service station within the Whitehall Business Park.
- The proposed site plan amendment maintains the existing site and building design standards as required by the Whitehall Business Park.

### To Deny:

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

- The plan recommends office/retail 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 the Zoning Committee)

### Motion:

### Approve or Deny

### Maker:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: