

## Petition 2020-057 by Lakemont Property Investors, LLC

### To Approve:

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

- The plan recommends office/retail/light industrial uses for the site.

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 conditional site plan prohibits the more intense heavy industrial uses allowed in the I-2 zoning district and allows light industrial uses including office/warehouses.
- Industrial development has been approved recently in the area adjacent to this site. The character of the surrounding area is predominantly industrial.
- The proposed site plan provides adequate buffers with existing residential uses adjacent to the site.
- Running through the site is a heavily used Norfolk Southern railroad line, with a 200 foot right-of-way.

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

### To Deny:

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

- The plan recommends office/retail/light industrial uses for the site.

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 the Zoning Committee)

### Motion:

#### Approve or Deny

#### Maker:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: