

Petition 2020- 114 by Freedom Drive Terminal LLC

To Approve:

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

- The plan recommends single family residential up to four dwelling units per acre for the eastern portion of the site and multi-family residential for the western portion of 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 site is adjacent to heavy industrial uses and a Duke Energy sub-station.
- The site is just south of the heavy industrial tank farm uses along Freedom Drive and Old Mt. Holly Road.
- There are Duke Energy power lines on the southern portion of the site.
- The site may not be best suited or compatible for residential uses given the industrial uses and zoning around it.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from single family residential and multi-family residential use to light industrial use for the site.

To Deny:

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

- The plan recommends single family residential up to four dwelling units per acre for the eastern portion of the site and multi-family residential for the western portion of 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:

2ND:

Vote:

Dissenting:

Recused: