



Zoning Committee

REQUEST

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: I-1(CD) SPA (light industrial, conditional, site plan amendment)

LOCATION

Approximately 1.09 acres located southwest of Whitehall Park Drive, on the north side of Tryon Street, east of Sandy Porter Road
(Council District 3 - Watlington)

PETITIONER

Take 5 Carolinas

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 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.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967