

**Miriam Franco**  
**REZONING PETITION NO. 2019-109**  
**11/30/2023**

**Development Data Table:**

Site Area: +/- 8.15 acres  
Tax Parcel: 11702222, 11702220, 11702288, 11702235, 11702215, 11702217, 11702221  
Existing Zoning: N2-B  
Proposed Zoning: I-2(CD)  
This petition will comply with the Post Construction Controls Ordinance, the Tree Ordinance, and all buffer and screening requirements for the I-2 zoning district.  
Existing Use: Automobile repair garage, vacant land  
Proposed Uses: Uses permitted in I-2 limited to a contractor's office(s) with accessory storage, automobile repair garage with storage, excluding construction equipment storage.  
Prohibited Uses: Abattoir  
Adult establishments  
Amusement, commercial outdoors  
Animal crematoriums  
Automobile rentals  
Automobile service stations  
Automotive repair garages  
Car washes  
Construction and demolition landfills  
Crematory facilities  
Foundries  
Junk yard  
Medical waste disposal facilities  
Petroleum storage facilities  
Quarries  
Recreation services  
Raceways or drag strips  
Sanitary landfills  
Truck stops  
Truck terminals  
Underground fuel tanks Waste incinerators Recreational Services

**Additional Buffer/Screening Requirements:**

- (1) Required buffer/screening shall be provided per the Zoning ordinance.
- (2) As part of the required buffer along the Western property line, a minimum of 50' measured from the property line of the required buffer shall remain undisturbed.
- (3) A minimum of 30' measured on the northside of the existing Duke Power utility easement shall also remain undisturbed to further supplement the required buffer along the southern property line.