

Petition 2022-017 by Alton Oliver Self, Jr.

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type 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 site is located on a major thoroughfare (Mount Holly-Huntersville Road) between a commercial node at Bellhaven Boulevard and Community Activity Center on either side of Brookshire Boulevard.
- The petition would upgrade the Mount Holly-Huntersville Road streetscape with an 8' planting strip and 12' multi-use path.
- The petition proposes to screen the proposed carwash use from adjacent multi-family stacked residential with a 27' Class B buffer.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Commercial place type.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type 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)