

Petition 2023-132 by Mark Talbot-Freedom Communities

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 the Neighborhood 1 Place Type.

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 petition has been converted to a conditional request that provides clarity in proposed uses and limits potential future uses.
- The conditions with this request help to address concerns identified by the residents with respect to buffers, building height, and permitted uses.
- The NC Zoning District provides for a mix of commercial and service uses, closely integrated within the surrounding residential neighborhood fabric to support the concept of a complete neighborhood.
- The proposed NC zoning district allows for residential and nonresidential uses, including a religious institution and a childcare facility.
- The adjacent parcels to the north and east along a portion of Tuckaseegee Road are zoned CG (general commercial).
- The adjacent parcels to the north and east along a portion of Tuckaseegee Road are recommended for the Neighborhood Center Place Type.
- CATS Local Bus Route #8 runs along Tuckaseegee Road.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current recommended Neighborhood 1 Place Type to Neighborhood Center Place Type for the site.

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 the Neighborhood 1 Place Type.

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)