

Petition 2022-156 by Greystar Development East, LLC

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 map recommends Commercial 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:

- (To be explained by the Zoning Committee).

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Commercial Place Type to Neighborhood 2 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 map recommends Commercial place type.

However, 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:

- The goal of the Commercial place type is to provide places for the sale of goods and services in locations readily accessible by automobile along major streets and near interchanges.
- The site is located adjacent to the intersection of Nations Ford Rd and S. Tryon St. close to the interchanges of E. Woodlawn and I-77 and S. Tryon and I-77.
- The site is developed with commercial uses consistent with the *Policy Map* recommendation. The rezoning would remove a significant area recommended for Commercial places in the area.
- This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
- There is not safe mobility access for pedestrians across S. Tryon St./Woodlawn Road and the I-77 interchanges.
- The proposed 5,000 sqft of non-residential use on the 10.5 acre site does not provide the commercial opportunities envisioned by the *Policy Map*.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 7: Integrated Natural & Built Environments

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: