

Petition 2025-054 by Bisbikis Property Group

To Approve:

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

- The *2040 Policy Map* (2022) calls for the Commercial Place Type.

Therefore, 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 at the intersection of Little Rock Road and Queen City Drive, near Interstate 85, in an area dominated by auto-oriented commercial uses (gas stations, restaurants, hotels, strip retail). The requested rezoning from Neighborhood 1-A to General Commercial aligns the property's entitlements with the established surrounding development pattern.
- Rezoning to General Commercial eliminates residential entitlements on a parcel that may be undesirable for housing due to its high-intensity commercial corridor environment.
- The site's proximity to transportation, including direct frontage on a major arterial (Little Rock Road) and a major collector (Queen City Drive), as well as immediate access to an I-85 interchange, makes it well suited for the commercial uses allowed in the CG district. The location's access and visibility can be leveraged by commercial development in a way that may not be feasible or appropriate for residential uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

To Deny:

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

- The *2040 Policy Map* (2022) calls for the 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:

- (To be explained by the Zoning Committee)