

Petition 2022-105 by Moores Chapel Retail, LLC

To Approve:

This petition is found to be **partially consistent and partially 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 Center place type for the site.
- The northern portion of the site is consistent with Neighborhood place type but the southern portion, which includes a drive-through use, is inconsistent.

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 proposed retail and gas station uses are consistent with Neighborhood Center place type. However, the proposed drive-through use is inconsistent.
- The site is located in an automobile-oriented environment at the interchange of Interstate 485 and Moores Chapel Road and on the primary route to the U.S. National Whitewater Center.
- The petition is committing to installing a 12' multi-use path along the site's Rhyne Road frontage. However, staff is requesting that the multi-use path be extended along the site's Moores Chapel Road frontage as well.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 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 (2022)* from Neighborhood Center place type to Commercial place type for the southern portion of the site.

To Deny:

This petition is found to be **partially consistent and partially 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 Center place type for the site.
- The northern portion of the site is consistent with Neighborhood place type but the southern portion, which includes a drive-through use, is inconsistent.

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)