Petition 2025-074 by Jinwei Pan

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) recommends the Neighborhood 1 Place Type for this site.

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 petition site is located outside of the City Limits near the South Carolina border along the west side of Zoar Road. The area is largely populated with single family residential development with multi-family development on the South Carolina side along Zoar Road.
- The proposed zoning represents a slight increase in intensity over the existing N1-A entitlements and provides an opportunity for a mix of housing types. The abutting development along the site's western edge though zoned N1-A, was developed under the legacy ordinance and more closely resembles the lot widths and lot areas permitted in N1-B.
- The primary difference between N1-A (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.
- Because of the subject property's situational context, site access is unlikely to come through existing neighborhood streets, but rather, along Zoar Road or along the site's southern boundary.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion.

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) recommends the Neighborhood 1 Place Type for this site.

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)