

Petition 2021-091 by Chick-Fil-A, Inc.

To Approve:

This petition is found to be **inconsistent** with the *Sharon & I-485 Transit Station Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit-oriented development.

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 proposed use with accessory drive-through is an existing non-conforming use on the site.
- The proposal will allow redevelopment of the existing use with drive-through with a new use with drive-through. The new site plan improves site layout by locating the drive-through completely internal to the site behind the building. No parking or drive is between the building and street.
- Provides direct pedestrian access from the public sidewalk along South Boulevard to the entrance of the building via an 8 ft sidewalk, and via a 6 ft sidewalk from the new sidewalk along the private street Carolina Pavilion Drive S.
- The proposed site plan will result in an improved pedestrian experience by constructing a 12 ft multi-use path along the South Bv frontage and 6 ft sidewalk along the private street, Carolina Pavilion Drive.
- The proposal modifies driveway access in coordination with CDOT/NCDOT and installs a No U-turn sign at the end of the median of Carolina Pavilion Dr as requested by NCDOT.

The approval of this petition will revise the adopted future land use as specified by the Sharon & I-485 Transit Station Area Plan from transit oriented development-mixed use to residential/office/retail use.

To Deny:

This petition is found to be **inconsistent** with the *Sharon & I-485 Transit Station Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit-oriented development.

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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: