

## Petition 2021-183 by James Howell

### To Approve:

This petition is found to be **consistent** with the *Sharon & I-485 Transit Station Area Plan* (2009) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses up to 8 dwelling units per acre on the 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 rezoning of these parcels from the existing R-8 (CD) zoning and its associated site plan would allow for infill development on the sites which, given their acreage, are currently underutilized.
- This petition is consistent with the proposed land use for the area.
- The approval of this petition would maintain uniformity with the surrounding zoning designations and development patterns.

### To Deny:

This petition is found to be **consistent** with the *Sharon & I-485 Transit Station Area Plan* (2009) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses up to 8 dwelling units per acre on the 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)

### Motion:

### Approve or Deny

### Maker:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: