Petition 2021-245 by CC Fund 3, LLC

To Approve:

This petition is found to be **inconsistent** with the *Statesville Avenue Corridor Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial land uses.

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 petition is a more appropriate use on the edge of the established Druid Hills neighborhood to the north.
- The petition would be a more compatible use to the adjacent neighborhoods, rather than the existing, more noxious automotive repairs uses at the site.
- The proposed residential units compliment the growing Camp North End redevelopment, located to the south of Woodward Avenue, and provide potential residents with opportunities for enjoying recreation, the arts, and dining options within easy walking distance.
- The petition commits to enhancing connectivity and the pedestrian environment by including front porch stoops on all homes and walkways which will connect all residential entrances to sidewalks along public and private streets.
- The petition will improve the streetscape on the Woodward Avenue and Carter Avenue frontage.
- The petition is a good opportunity for infill housing units in a growing area.

  The approval of this petition will revise the adopted future land use as specified by the *Statesville Avenue Corridor Area Plan*, from industrial land uses to attached residential land uses for the site.

To Deny:

This petition is found to be **inconsistent** with the *Statesville Avenue Corridor Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial land uses.

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:
2ND:

Vote:
Dissenting:
Recused: