

Petition 2018-073 by Moores Chapel Retail, LLC

To Approve:

The petition is found to be **consistent** with the *Catawba Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office and/or retail land uses 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 proposed convenience / gas station is a consistent use for this site as recommended by the *Catawba Area Plan*.
- The site is located in an auto-oriented environment at the interchange of Interstate 485 and Moores Chapel Road, on one of the main routes into the U.S. National Whitewater Center.
- The proposed site plan provides a 43-foot class B buffer, between the development site and any future residential development to the north.

To Deny:

The petition is found to be **consistent** with the *Catawba Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office and/or retail land uses 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 Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: