

## **Petition 2019-036 by BSL Galbreath, Inc.**

### **To Approve:**

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

- The plan recommends residential land uses up to 4 dwelling units per acre.

([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:

- While the subject property is planned for single family residential development, recent rezonings and development have resulted in more industrial and non-residential zoning districts and uses in the area.
- The proposed plan has provided a list of uses that eliminates potential compatibility issues with adjacent residential uses.
- The proposed development provides significant buffers to adjacent properties to mitigate any potential impacts.
- The construction of sidewalks and planting strips along the site's frontage will help to facilitate improvements to the pedestrian network in this area.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from residential up to 4 dwelling units per acre to industrial use for the site.

### **To Deny:**

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

- The plan recommends residential land uses up to 4 dwelling units per acre.

([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)

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from residential up to 4 dwelling units per acre to industrial use for the site.

### **Motion:**

### **Approve or Deny**

### **Maker:**

**2<sup>ND</sup>:**

### **Vote:**

### **Dissenting:**

### **Recused:**