

Petition 2019-035 by Novant Health, Inc.

To Approve:

This petition is found **inconsistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses up to 3 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:

- Although the proposal is inconsistent with the specific recommendation in the area plan, the plan does not provide specific guidance for institutional and medical land uses.
- The proposed health institution and medical office use will complement the node of commercial, hospitality and restaurant uses located at the intersection of Johnston Road (Hwy 521) and Providence Road West.
- Providence Road West is a major collector but in the future Bryant Farms Road, a major east/west thoroughfare, will tie into Providence Road West along the site frontage.
- The proposed site plan includes a new street connection between Johnston Road and Providence Road West and a tree save space between the new street and the single family residential area to the south.

The approval of this petition will revise the adopted future land use as specified by the South District Plan, from single family residential at up to 3 units per acre to institutional uses for the site.

To Deny:

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

- The plan recommends single family residential uses up to 3 units per acre.

([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: