

Petition 2020-023 by Phillip Neal Sparrow

To Approve:

This petition is found to be **inconsistent** with the *Dixie Berryhill Strategic Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses up to four dwelling units per acre (DUA) for the site.

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 proposed use while inconsistent with the adopted land use, is compatible with the adjacent industrial developments in the area.
- Numerous industrial developments have been developed recently along Wilkinson Boulevard adjacent to this site which makes this site a logical transition to an industrial use.
- The site is separated from the rear yards of existing single-family homes by a public street (John Gladden Road). In addition, a buffer is required along the street frontage on John Gladden Road and there will be no access from the parking area to this street frontage.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan* from single family residential uses up to four DUA, to industrial uses for the site.

To Deny:

This petition is found to be **inconsistent** with the *Dixie Berryhill Strategic Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses up to four dwelling units per acre (DUA) for the site.

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: