

Petition 2020-038 by Michael L. Joseph

To Approve:

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

- The plan recommends residential up to four 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:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to four dwelling units per acre, to residential up to 12 dwelling units per acre for the site.

To Deny:

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

- The plan recommends residential up to four dwelling 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:

- The petition is inconsistent with the low-density residential land use recommended for this site and surrounding area.
- The continued increase in higher density development without the adequate public facilities and infrastructure of roads, schools and parks to serve that new population, will have a detrimental impact on the quality of life of area residents.
- The Steele Creek Road (NC 160) road widening project has been put on hold by the NC Department of Transportation, pushing this critical transportation project further out into the future.
- Reducing the density to be more in line with the recommended 4 DUA in the plan would better facilitate the long term land use goals in the area.

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: