

Petition 2020-187 by Sam's Mart

To Approve:

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

- The plan recommends retail use.

([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 parcel was previously developed with an automobile service station with fuel sales.
- The site is located at the intersection of two major thoroughfares (Central Avenue and Sharon Amity Road).
- There are retail and other commercial uses in B-1 and B-2 zoning in the immediate area.
- Uses allowed in B-2 are compatible with other commercial uses located near this intersection.

To Deny:

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

- The plan recommends retail use.

([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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: