



## PLANNING BOARD RECOMMENDATION

PROJECT #: P23-06-RZO

MEETING DATE: March 9, 2022

PETITION REQUEST: Upward Crossing Rezoning - Standard Rezoning (PCD to CHMU)  
APPLICANT/PETITIONER: Chris Cormier of Carolina Specialties Construction [Applicant]  
Satis Patel of Upward Road Hospitality [Owner]

### PLANNING BOARD ACTION SUMMARY:

Staff gave a 7-Minute presentation on the request and reviewed the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. In total, the Planning Board considered this item for 10 minutes.

### PUBLIC COMMENT:

No one spoke during public comment.

### MOTION:

Peter Hanley made a motion to move that the Planning Board recommend approval providing the following:

### COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The Future Land Use designation of Regional Activity Center recommends restaurants & Community/Regional Services as primary land uses and the location of the subject property aligns with the goals and strategies of LU-9.

### REASONABLENESS STATEMENT:

[Rationale for Approval]

1. The CHMU Zoning District features Design Standards
2. The CHMU Zoning District permits a mix of uses including those that are consistent with the interstate-oriented development occurring in this area.
3. The subject property is located in a "Priority Growth Area"

### BOARD ACTION

- Motion/Second: Hanley / Cromar
- Yeas: Martin, Cromar, Peacock, Brown, Hanley, Robinson, Robertson
- Nays: N/A
- Absent: Jamison
- Recused: N/A