

## Introduction

The subject parcel is 6.982 acres fronting Hopson Road and located at the southwest quadrant of the intersection of Hopson Road and NC 54. The site is vacant with young pine trees ranging from 3 to 12 inches in caliper.

This request is to change the existing "Office" land use classification to "Commercial". The requested Commercial land use allows for the proposed self-storage use whereas, the existing Office land use classification does not. The Commercial land use is compatible with the requested CG(D) as shown on the Future Land Use and Zoning District Compatibility Chart. Justifications for the proposed change request which are as follows:

### Criteria for Future Land Use Map Change Recommendations

*A. The proposed use is more compatible with surrounding uses and/or designated future land use patterns:*

The request is consistent with both the Future Land Use Map and the surrounding uses. The adjacent properties to the north, east and south are identified as commercial. The adjacent parcel to the west will remain Office. The land further west is identified as industrial. The properties identified as Commercial to the north, east and west are developed. The adjacent property to the west is identified as office and is vacant. This pattern would suggest that the proposed Commercial use is consistent with the Land Use Plan.

*B. The subject site is of adequate shape and size to accommodate the proposed change:*

The subject site is of adequate shape and size to accommodate the proposed change. The proposed square footage of building area and associated parking will accommodate the requested zoning change

*C. The proposed change in future land use will contribute to the implementation of an adopted goal, objective or policy:*

Changing the use from Office to Commercial will contribute to the intent, goals, objectives, policies, guiding principles and programs of adopted plans. The adopted plan strives for commercial use to be limited to major intersections. The proposed use would be consistent with that policy. Allowing self storage use to be adjacent to compatible commercial uses on this parcel is consistent with the existing zonings and uses of the area.

*D. Environmental conditions make the proposed use more appropriate:*

The site is appropriate for a Commercial use with its gentle topography and young vegetation. Storm water devices and landscape buffers can be easily located with little or no impacts. The site is covered in young pines and no hardwoods exist.

## Conclusion

The proposed request to change the land use classification from Office to Commercial follows the Future Land Use Plan and is consistent with adjacent use and growth patterns of the area. The proposed zoning to CG(D) and use change to Commercial will match the current development of the adjacent parcels and allow growth patterns of the area to continue as identified.