

# Introduction

The Subject Parcel is currently vacant and adjacent to existing Commercial, Recreation/Opens Space and Office. The parcel consists of approximately 6.115 acres and the plan amendment area consists of approximately 1.340 acres.

## Location

The plan amendment area is located adjacent to existing Commercial designation to the South and Southwest, Office designations to the East, Recreation / Open Space to the West and within the intersection of NC Hwy 55 and Carpenter Fletcher. This parcel is; a natural addition to and would accent the existing Commercial, not excessive to the adjacent residential use, consistent with the idea of commercial being located at intersections, and the proposed improvements will be proposed in a conforming manner. The plan amendment proposes to preserve the eastern and northern portions of the parcel as Recreation / Open Space.

## Justification Statements

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

With this parcel located adjacent to existing Commercial and at an intersection, the proposed Commercial designation would complement the existing Commercial across Carpenter Fletcher Road and along the Hwy 55 corridor. Located at an intersection, this plan amendment area is consistent with the designated future land use patterns of Commercial designations at intersections.

2. *Environmental conditions (on the site) make the proposed designation more appropriate than the adopted designation.*

The plan amendment area proposed for Commercial designation does not lie within the Floodway Fringe area. Thus, the proposed designation for the area outside of the floodway fringe and directly adjacent to Hwy 55 and Carpenter Fletcher Road make the proposed Commercial designation more appropriate than the adopted Recreation / Open Space designation.

3. *The proposed use would act as a good transition between less compatible uses.*

This plan amendment would provide a good transition from the proposed Commercial designation to the Office and Low Density Residential designations to the East by preserving the Recreation / Open Space designation on the eastern portion of the parcel. This development will complement the adjacent commercial and Hwy 55 corridor while including landscape buffers for the existing, adjacent Office and Low Density Residential uses and provide an infill to the otherwise vacant property.