

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3418
(BOBBY JOE CARMICHAEL AND NCDOT)

The proposed zoning map amendment from RS9 (Residential, Single Family – 9,000 square foot minimum lot size) and CPO-S (Corporate Park Office – Special Use) to CPO-S (Corporate Park Office – Special Use) is generally inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *Southwest Suburban Area Plan Update (2015)*, in that *Legacy* recognizes the importance of appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods, and the area plan recommends protecting neighborhoods from inappropriate commercial encroachment. Therefore, denial of the request is reasonable and in the public interest, as the request would result in the encroachment of a commercial land use along a residential section of Burke Mill Road and the removal of some mature trees adjacent to the Charlestowne neighborhood which were shown on the approved plan as “to remain,” and the request would place more traffic onto Burke Mill Road.