



Zoning Committee Recommendation

Rezoning Petition 2022-143

November 1, 2022

REQUEST

Current Zoning: B-2(CD) (general business, conditional)
Proposed Zoning: B-2 (general business)

LOCATION

Approximately 9.58 acres located on the east side of Forest Point Boulevard, north of West Arrowood Road, and west of Nations Ford Road.
(Council District 3 - Watlington)

PETITIONER

Mecklenburg County

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Commercial place type.

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:

- Allows all uses in the B-2 zoning district.
- Allows development and redevelopment of the site in alignment with the recommended Place Type.
- The site is located in an area with commercial uses within close proximity to I-77 and employment opportunities.
- There is bus service to the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

Motion/Second: Welton / Rhodes

Yeas: Gaston, Gussman, Rhodes, Russell, Welton

Nays: None

Absent: Barbee, Harvey

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311