



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 0.46 acres located on the east side of Statesville Road, south of Cindy Lane, and north of Interstate 85.  
(Council District 4 - Johnson)

**PETITIONER**

Duckworth Property Management

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**ZONING COMMITTEE  
ACTION/  
STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northeast District Plan (1996)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail uses.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- By rezoning this site to B-2, the parcel will be consistent with the adjacent parcel to the south. There is an automotive sales business on both parcels, and they share the same owner.
- This petition is consistent with the Northeast District Plan (1996) recommendation of retail use for this parcel.
- This petition will keep the consistency of the existing retail use in this area as recommended by the area plan.

Motion/Second: Blumenthal / Welton

Yeas: Blumenthal, Chirinos, Ham, Samuel, Spencer and Welton

Nays: None

Absent: Rhodes

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225