



Zoning Committee Recommendation

Rezoning Petition 2024-009

June 4, 2024

REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N1-E (Neighborhood 1-E)

LOCATION

Approximately 0.27 acres located on the north side of Ervin Lane, just west of China Grove Church Road.

(Council District 3 - Brown)

PETITIONER

Ramon Adames

**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:

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 *2040 Policy Map* recommends Neighborhood 1 place type for the site.

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:

- The proposed N1-E zoning is consistent with the N1 place type recommended by the 2040 Policy Map.
- The site is less than ½ mile from the Blue Line I-485/South Blvd light rail station as well as retail and services located along South Boulevard.
- The neighborhood surrounding the site along China Grove Church Road includes a variety of housing types including single-family and multi-family attached. The proposed rezoning could support some additional housing density by allowing residential dwellings on lots of 3,000 square feet or greater.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

Motion/Second: Lansdell / Russell
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden
Nays: None
Absent: Winiker
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairman Welton asked to see the zoning map for confirmation of adjacent districts. Staff noted that the parcel to the west is zoned N1-D.

PLANNER

Joe Mangum (704) 353-1908