



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2025-095

December 2, 2025

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**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B)  
Proposed Zoning: CG (General Commercial)

**LOCATION**

Approximately 0.26 acres located west of Statesville Road, south of Hutchison McDonald Road, and north of Riley Avenue. (Council District 2 - Graham)

**PETITIONER**

Gus Levi

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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:

**To Approve:**

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

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type.

However, 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 General Commercial district is meant for commercial areas often found along arterial roads and intersections. These areas are designed to support vehicle access, however, the standards of this zoning aim to ensure more walkable and better connected streets and sidewalks for biking and other modes of travel unrelated to a vehicle.
- Since the site backs up to N1-B zoning, the proposed zoning district's minimum side setback of 10 feet and rear setback of 20 feet help buffer the commercial activity on site for the nearby homes.
- This zoning also requires a class B landscape yard that would be 25 feet wide along the property line that abuts the Neighborhood 1 districts, which would provide additional screening between the uses.
- The proposed rezoning is less than 800 feet to three different bus stations.
- This rezoning request would bring the site into a consistent zoning pattern with surrounding parcels along

the Statesville Road corridor that also accommodate commercial activities.

- The site is within an area that has a gap in access to essential amenities, goods, and services, this proposed rezoning could help decrease a gap in goods and services by permitting commercial uses.
- At 0.26 acres, the site contributes to the existing Commercial Place Type area to the east and meets the preferred minimum of 10 acres for this designation.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Commercial Place Type for the site.

Motion/Second: Millen / Shaw

Yeas: Welton, Gaston, Caprioli, McDonald, Millen, Shaw

Nays: None

Absent: Stuart

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

## **PLANNER**

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