



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-073

April 1, 2025

REQUEST

Current Zoning: B-1(CD) ANDO (Neighborhood Business, conditional, Airport Noise Disclosure Overlay)
Proposed Zoning: CG(CD) ANDO (General Commercial, conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 1.519 acres located along the north side of Alleghany Street and the west side of Ashley Road, south of Lindbergh Street.

(Council District 3 – Brown)

PETITIONER

CLT Operations Holdings, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the 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:

- The proposed rezoning is reasonable and in the public interest as the site is within an area designated by the *2040 Policy Map* for the Commercial Place Type.
- The site is currently zoned B-1(CD) (Neighborhood Business, conditional) and is entitled to develop with neighborhood retail uses, commercial, office, and personal service uses.
- Drive-through establishment uses are permitted under prescribed conditions in the CG district. The proposed site plan and conditional notes meet the prescribed conditions and further limit the allowed uses while providing design standards above and beyond those laid out in the Unified Development Ordinance to better mitigate the impacts of the proposed uses on adjacent properties.

- The site is abutting a 4+ lane avenue and a 2+ lane avenue and is a short drive from a 6+ lane boulevard with access to I-85.
- The Commercial Place Type calls for standalone retail and restaurant uses located on high-volume arterial streets and near interstate interchanges and is intended, generally, for auto-oriented developments while also accommodating other travel modes.
- The site plan proposes streetscape and pedestrian access improvements such as an 8-foot sidewalks along Alleghany Street and Ashley Road.
- The site is located along the route of the number 2, 30, 34, and 235 CATS local buses providing access to the Charlotte Transportation Center (CTC), SouthPark Community CTC, Goodwill Campus, West Boulevard Library, and the Lynx Blue Line among other destinations.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Shaw / Stuart

Yeas: Shaw, Stuart, McDonald, Neeley, Sealey, Winiker, Blumenthal

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Winiker stated that allowing drive-throughs by-right in commercial zoning districts results in poor use of land. However, he recognizes that a broader discussion of drive-through uses is not the business at hand.

There was no further discussion of this petition.

PLANNER

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