



Zoning Committee Recommendation

Rezoning Petition 2025-054

August 5, 2025

REQUEST

Current Zoning: N1-A (ANDO) (Neighborhood 1-A, Airport Noise Disclosure Overlay)

Proposed Zoning: CG(ANDO) (General Commercial, Airport Noise Disclosure Overlay)

LOCATION

Approximately 1.08 acres located east of Little Rock Road, south of Queen City Drive, and north of I-85. (Council District 3 - Brown)

PETITIONER

Bisbikis Property Group

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* (2022) calls for 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 site is located at the intersection of Little Rock Road and Queen City Drive, near Interstate 85, in an area dominated by auto-oriented commercial uses (gas stations, restaurants, hotels, strip retail). The requested rezoning from Neighborhood 1-A to General Commercial aligns the property's entitlements with the established surrounding development pattern.
- Rezoning to General Commercial eliminates residential entitlements on a parcel that may be undesirable for housing due to its high-intensity commercial corridor environment.
- The site's proximity to transportation, including direct frontage on a major arterial (Little Rock Road) and a major collector (Queen City Drive), as well as immediate access to an I-85 interchange, makes it well suited for the commercial uses allowed in the CG district. The location's access and visibility can be leveraged by

- commercial development in a way that may not be feasible or appropriate for residential uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: McDonald / Caprioli

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

Nays: None

Absent: Gaston

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

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