



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2024-116

February 4, 2025

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**REQUEST**

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

**LOCATION**

Approximately 0.35 acres located along the west side of White Plains Road, north of Hidden Valley Road, and east of West Sugar Creek Road.  
(Council District 1 - Anderson)

**PETITIONER**

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**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** 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 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:

- This portion of the Hidden Valley neighborhood has long been established with single family homes. Goods and services can be accessed by residents along North Tryon Street and West Sugar Creek Road with frequent transit stops found along both corridors.
- The N1-B and N1-C zoning districts allow the same single family residential uses. The primary differences between the two Neighborhood 1 districts are limited to dimensional standards such as lot size or lot width. Minimum lot area in the N1-B district for example is 8,000 square feet whereas the N1-C district allows lots that are a minimum of 6,000 square feet. This petition would allow for slightly more flexibility in the dimensional standards for the site but will maintain the same single family intent and allowed uses that currently exist under the N1-B zoning.
- A conditional plan was not necessary for this rezoning request given that the proposed district is only one

classification above the existing zoning and the size of the rezoning area is less than half an acre, minimizing potential impacts to the neighborhood.

Motion/Second: Sealey / Shaw  
Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart  
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*.

Chairperson Blumenthal acknowledged that there was significant community input on this petition.

Commissioner Stuart asked staff about the size of the rezoning area. Staff responded that the lot is just over 15,000 square feet. The N1-B zoning district has a minimum lot area of 8,000 square feet.

Commissioner McDonald commented in agreeance with staff's recommendation but acknowledged the perspectives shared by neighbors who spoke in opposition of the petition at the public hearing. Commissioner McDonald noted that she did not believe the request would have unintended consequences nor would it set a precedence since this lot has unique characteristics not seen in other properties throughout the neighborhood.

Chairperson Blumenthal echoed Commissioner McDonald's comments and reiterated that this particular property and the potential subdivision that a rezoning may allow would not set a precedence in the neighborhood.

There was no further discussion of this petition.

## **PLANNER**

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