Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2023-140

January 30, 2024

REQUEST	Current Zoning: CG ANDO (general commercial, airport noise disclosure overlay) Proposed Zoning: N2-B ANDO (neighborhood 2-B, airport noise disclosure overlay)
LOCATION	Approximately 3.54 acres located along the south side of Thomasboro Drive and the west side of Lucky Penny Street, east of Eddleman Road. (Council District 2 - Graham)
PETITIONER	John Patel

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 **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 Commercial Place Type for this site.

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:

- This petition proposes to add to the variety of housing options and increase access to housing in the area.
- The proposed residential uses would be supported by the Commercial uses adjacent to the site.
- The proposed site would be well served by bus transit with a CATS bus stop within a ¼ mile of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
    - 1: 10 Minute Neighborhoods
    - 2: Neighborhood Diversity & Inclusion
    - 9: Retain Our Identity & Charm

> The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Commercial Place Type to the Neighborhood 2 Place Type for the site.

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

Michael Russell (704) 353-0225