



Zoning Committee

REQUEST

Current Zoning: UR-C(CD) (urban residential-commercial, conditional)
Proposed Zoning: NC(CD) (neighborhood center, conditional)

LOCATION

Approximately 1.67 acres located along the south side of Tuckaseegee Road and the north side of Rogers Street, west of Karendale Avenue.
(Council District 2 - Graham)

PETITIONER

Mark Talbot – Freedom Communities

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** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* 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 petition has been converted to a conditional request that provides clarity in proposed uses and limits potential future uses.
- The conditions with this request help to address concerns identified by the residents with respect to buffers, building height, and permitted uses.
- The NC Zoning District provides for a mix of commercial and service uses, closely integrated within the surrounding residential neighborhood fabric to support the concept of a complete neighborhood.
- The proposed NC zoning district allows for residential and nonresidential uses, including a religious institution and a childcare facility.
- The adjacent parcels to the north and east along a portion of Tuckaseegee Road are zoned CG (general commercial).

- The adjacent parcels to the north and east along a portion of Tuckaseegee Road are recommended for the Neighborhood Center Place Type.
 - CATS Local Bus Route #8 runs along Tuckaseegee Road.
 - The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current recommended Neighborhood 1 Place Type to Neighborhood Center Place Type for the site.

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*. Staff noted that the request began as a conventional petition. The petitioner met with neighbors who had concerns and needed clarification on buffers, height, and uses. The petitioner and neighbors worked to develop notes and respective language addressing those concerns. Commissioner Lansdell stated that Tuckaseegee Road and East Boulevard experienced road diets at the same time over a decade ago with similar investment dollars. He noted understanding of it being a tough neighborhood and tough transition. Commission Lansdell stated those transportation choices have made redevelopment investments much smoother, neighborhoods more sustainable, and improved travel choices.

There was no further discussion of this petition.

PLANNER

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