



Zoning Committee

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**REQUEST**

Current Zoning: NS (neighborhood services)  
Proposed Zoning: NS SPA (neighborhood services, site plan amendment)

**LOCATION**

Approximately 2.97 acres located on the west side of West W.T. Harris Boulevard, south of Mt. Holly-Huntersville Road, and north of Interstate 485.  
(Council District 4 - Johnson)

**PETITIONER**

Tribek Properties, Inc.

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**ZONING COMMITTEE  
ACTION/  
STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 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 commercial 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:

- The site is located in a node of commercial development among single family neighborhoods along Mt. Holly-Huntersville Road and West W.T. Harris Boulevard. This area has close proximity to I-485 and the petition would allow for uses that are compatible with the surrounding retail development as well as the adopted Commercial Place Type for the area.
- The proposal is mindful of the adjacent single family homes and commits to a 45-foot landscape area along the southern and western boundaries which will include plantings to a Class B Buffer standard as well as a 6-foot wooden screening fence.
- The scale of any structures on the subject site would align with heights allowed in the neighboring single family zoned areas and also conforms to the height built out in the adjacent commercial structures.
- There is a lack of existing pedestrian infrastructure on

the site which this petition proposes to address through the installation of a 12-foot multi-use path and 8-foot planning strip along the site’s frontage on West W.T. Harris Boulevard.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Winiker / Neeley  
 Yeas: Lansdell, Neeley, Sealey, Welton, Whilden, Winiker  
 Nays: Russell  
 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 Russell asked staff to clarify if the plan allowed for up to one use to have a drive-through, and up to two drive through lanes/windows for that use. Staff confirmed that interpretation.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Russell expressed concerns over the allowance of additional auto uses as it applies to a drive-through uses. The Commissioner added that we should try to be more aspirational in our rezonings by promoting fewer auto-centric uses.

**PLANNER**

Holly Cramer (704) 353-1902