



Zoning Committee

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**REQUEST**

Current Zoning: NS, neighborhood services  
Proposed Zoning: B-2(CD), general business, conditional

**LOCATION**

Approximately 1.66 acres bound by the south side of Wyalong Drive, west side of Idlewild Road, west side of Margaret Wallace Road, and north side of Mintworth Avenue (Council District 5 - Newton)

**PETITIONER**

Hutton ST 21, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 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* based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends 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 an outparcel of an existing shopping center.
- The previous zoning allowed two buildings on the outparcel including one with an accessory drive through.
- The plan proposes 1 building, up to 4,600 square feet, for a car wash.
- The area is developed with a mixture of commercial uses, including gas stations, convenience stores, grocery stores, personal services, EDEEs and other retail shops.
- The proposed car wash will provide a service for those in the area.

Motion/Second: Barbee / Welton  
Yeas: Barbee, Gussman, Rhodes, Russell, Welton  
Nays: None  
Absent: Gaston, Harvey  
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**

John Kinley (704) 336-8311