



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 0.78 acres located on the west side of Statesville Road, north of Cindy Lane.
(Council District 2 - Graham)

PETITIONER

Phillips Investment Properties, LLC

**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:

This petition is found to be inconsistent with the *Northeast District Plan (1996)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family uses up to 4 dwelling units per acre.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This petition proposes a warehouse addition and nine additional parking spaces as an expansion of an already-existing business located on the parcel directly below this site.
- This site had been used as overflow parking for the adjacent auto parts business, but after the widening of Statesville Road the parking lot did not meet zoning requirements in its current form. This petition will formalize the parking spaces and bring the site up to current zoning code.
- The site will add a 22-foot class B buffer and tree save area between the site and the surrounding single-family homes and add a 5-foot sidewalk connecting the sidewalk on Statesville Road to the new warehouse addition and parking lot.
- The existing auto parts business on the adjacent site and the parking lot was recognized by the Northeast District Plan (1996) even though the plan recommends single family residential uses for this site, and the site use is currently not out of character with the commercial sites across the street.
- Adding a parking lot and warehouse space along with appropriate buffers will make the site safer for the surrounding residents and for pedestrians.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from Single-family Residential up to 4 DUA to General Business for the site.

Motion/Second: Blumenthal / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, and Welton

Nays: None

Absent: Samuel

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225