



Zoning Committee

REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)

Proposed Zoning: CG(CD) (general commercial, conditional)

LOCATION

Approximately 0.78 acres located at the southeast intersection of Mt. Holly-Huntersville Road and Lawing School Road, west of Bellhaven Boulevard.
(Council District 2 - Graham)

PETITIONER

BVB Properties

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

- The *2040 Policy Map (2022)* recommends the 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:

- This proposed rezoning is reasonable and in the public interest as the site is within an area designated by the *2040 Policy Map* for the Commercial Place Type.
- The site is currently zoned B-1(CD) (neighborhood commercial, conditional) and is entitled to develop with neighborhood retail uses and is directly abutting parcel zoned CG (general commercial).
- Drive-through establishment uses are permitted under prescribed conditions, in the CG district. The proposed site plan and conditional notes meet the prescribed conditions and further limit the allowed uses while providing design standards above and beyond those laid out in the Unified Development Ordinance to better mitigate the impacts of the proposed uses on adjacent properties.
- The site is abutting a 4+ lane avenue and is a short drive from a 6+ lane boulevard with access to I-485.
- The Commercial Place Type calls for standalone retail

and restaurant uses located on high-volume arterial streets and near interstate interchanges and is intended, generally, for auto-oriented developments while also accommodating other travel modes.

- The site plan proposes streetscape and pedestrian access improvements such as a 12-foot multi-use path along Mt. Holly-Huntersville Road and installing an ADA compliant bus stop along the site’s frontage.
- The site is located along the route of the CATS number 18 local bus providing transit access between the Rosa Parks Community Transit Center and the Callabridge Commons Walmart. As well as being a short walk from a stop on the 88x express bus providing commuter access to Uptown.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

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

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