



Zoning Committee

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: B-1 (CD) (Neighborhood Business, Conditional)

LOCATION

Approximately 3.99 acres located at the intersection of Rhyne Road and Moores Chapel Road.

(Council District 3 - Brown)

PETITIONER

Moores Chapel Retail, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-2 to recommend DENIAL of this petition and adopt the consistency statement as follows:

To Deny:

This petition is found to be **partially consistent and partially inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood Center place type for the site.
- The northern portion of the site is consistent with Neighborhood place type but the southern portion, which includes a drive-through use, is inconsistent.

Therefore, we do not 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 petition does not present solutions to lessen congestion on our roadways and negatively impacts transportation access.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Neighborhood Center place type to Commercial place type for the southern portion of the site.

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is partially consistent and partially inconsistent with the *2040 Policy Map*.

Commissioner Lansdell stated that he disagrees with staff's statement that the site is located in an automobile oriented environment because he and a large group of cyclists use Moores Chapel Road as part of their route to the Whitewater Center. He also stated that the roundabouts are under designed for the existing volume of traffic that they handle.

Commissioner Russell stated that he does not like gas stations but recognizes that the site is located at an interchange.

Commissioner Whilden stated that a gas station was recently approved near this site and that adding another gas station would be in conflict with the *2040 Comprehensive Plan*.

Chairperson Welton stated that he is not opposed to the rezoning due to the site being adjacent to the interstate and near the airport. He also stated that similar uses like gas stations and hotels tend to cluster in the same area.

MINORITY OPINION

- The proposed retail and gas station uses are consistent with Neighborhood Center place type. However, the proposed drive-through use is inconsistent.
- The site is located in an automobile-oriented environment at the interchange of Interstate 485 and Moores Chapel Road and on the primary route to the U.S. National Whitewater Center.
- The petition is committing to installing a 12' multi-use path along the site's Rhyne Road frontage. However, staff is requesting that the multi-use path be extended along the site's Moores Chapel Road frontage as well.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

PLANNER

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