



Zoning Committee

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<b>REQUEST</b>	Current Zoning: B-1 (neighborhood business) Proposed Zoning: B-D(CD) (distributive business, condition)
<b>LOCATION</b>	Approximately 2.37 acres on the west side of Hoskins Avenue Drive, south of South Hoskins Road. (Council District 2 - Harlow)
<b>PETITIONER</b>	Double L Investments of Charlotte, LP

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**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 *Thomasboro/Hoskins Small Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is inconsistent with the adopted plan recommendation for retail uses.

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:

- The proposed rezoning to B-D (distributive business, conditional), while inconsistent with the retail land use recommended for the site, will rezone a building that has an existing land use of industrial as a legal non-conforming use; and
- The proposed rezoning will bring the existing use into compliance; and
- The B-D zoning district, while considered an industrial district, functions as the transition between retail and industrial uses; and
- The site is adjacent to existing B-D zoned property and a railroad track, and not adjacent to any residentially zoned properties.

Motion/Second: Majeed / McClung  
Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan  
Nays: None  
Absent: McMillan  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that all outstanding issues had been addressed and the request is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**Planner**

Claire Lyte-Graham (704) 336-3782