



Zoning Committee

REQUEST

Current Zoning: N1-B (neighborhood 1-B)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 1.29 acres located on the south side of Cannon Avenue, east of North Graham Street, and north of Interstate 85.
(Council District 1 - Anderson)

PETITIONER

Charlotte Truck Center, Inc.

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **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 (2022)* recommends the Neighborhood 1 Place Type for this site.

However, 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 uses proposed by this petition though not consistent with the Policy Map recommendation, would offer a better transition from the surrounding uses to the existing single-family properties adjacent to the proposed site.
- This petition contributes to the goals of the Comprehensive Plan to mitigate the condition of industrial uses adjacent to residential uses.
- This petition offers to provide sensitivity to the adjacent sites by proposing a 75-foot Class B buffer along the western boundary of the site.
- The petition proposes streetscape improvements on its frontage along Cannon Avenue, to include an 8-foot planting strip and 6-foot sidewalk.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Commercial Place Type for the site.

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

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225