



Zoning Committee Recommendation

Rezoning Petition 2025-039

November 5, 2025

REQUEST

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

LOCATION

Approximately 0.37 acres located southwest of Scaleybark Road, east of Lochridge Road, and north of Murrayhill Road.
(Council District 1 - Anderson)

PETITIONER

Christopher Martin

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** 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.

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:

- The site is designated as a Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N1-C(CD) is consistent with the *2040 Policy Map* recommendation.
- The proposed zoning represents a slight increase in intensity over the existing N1-B entitlements.
- The petition proposes a maximum height lower than what the district permits, to maintain a scale consistent with surrounding development.
- The primary difference between N1-B (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.
- The subject property's particularly large lot width, relative to the surrounding context, provides a strong basis for the proposed subdivision under the N1-C zoning district.
- The petition proposes a single family residential building type that aligns with the surrounding single

family neighborhood.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion.

Motion/Second: Caprioli / Stuart

Yeas: Welton, Caprioli, Gaston, McDonald, Millen,
Stuart

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald asked for clarification on the square footage limitations. Staff replied it limits square footage to be no greater than the average greatest square footage of the homes in the neighborhood. Commissioner McDonald also asked about the limitations the petitioner placed on height and square footage. Staff replied that in working with the neighborhood the petitioner agreed to change from a conventional rezoning to a Tier 1 rezoning with development standards and added the restrictions on height and square footage to speak to neighbor concerns.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225