



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-189

March 8, 2022

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-22MF (multi-family residential)

LOCATION

Approximately 0.52 acres located at the southeast intersection of Tuckaseegee Road and Timberbrook Drive, north of Interstate 85.
(Council District 3 - Watlington)

PETITIONER

Bentley Pham

**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 *Northwest District Plan* (1991) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family uses for the 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 a corner lot along a major thoroughfare, making it an ideal location for an increase in allowable density on the currently vacant lot.
- There are numerous multi-family developments near the site; and the rezoning of this vacant site from R-4 is in alignment with the area's multi-family development along the south side of Tuckaseegee Road.
- This petition is consistent with the proposed land use for the area.

Motion/Second: Blumenthal / Welton

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton

Nays: None

Absent: Spencer

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902