



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-079

July 5, 2022

REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 7.88 acres located on the north side of N.
Wendover Road, west of Monroe Road, and east of Randolph
Road.
(Council District 1 - Egleston)

PETITIONER

Piedmont Capital, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend DENIAL of this petition and adopt the consistency statement as follows:

To Deny:

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

- The adopted plan recommends retail uses for the site.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- An additional EDEE drive thru at this location do not support environmental and sustainability policies contained in the Charlotte 2040 Plan.
- Site can achieve Goals 1,5 & 8 without needing drive-thrus

Motion/Second: Samuel / Russell

Yeas: Russell, Samuel, Harvey, Barbee, Gussman

Nays: Gaston

Absent: Rhodes

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Committee member Barbee noted that the petition was previously recommended for denial by the prior Zoning Committee.

There was no further discussion of this petition.

MINORITY OPINION

Committee member Gaston noted the petition would support a diverse and resilient economic opportunity as well as equitable mobility. The businesses proposed would also be beneficial to the community and it's consistent with the 2040 Policy Map.

PLANNER

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