



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-260

July 5, 2022

REQUEST

Current Zoning: CC SPA (commercial center, site plan amendment)
Proposed Zoning: CC SPA (commercial center, site plan amendment)

LOCATION

Approximately 27.6 acres located on the southwestern corner of the intersection of Providence Road and Ballantyne Commons Parkway.

(Council District 7 - Driggs)

PETITIONER

Promenade Shopping Center LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-1 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* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Community Activity Center 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 proposed addition for a restaurant space is consistent with the community activity center place type and supports the overall goal that is meant to provide goods, services, dining, and entertainment along major roadways.
- The site is located at an interstate interchange area where retail and drive-thru services are compatible with the surrounding development pattern, given the right design standards.
- The proposed site plan amendment does not increase square footage and keeps the design standards already established for the site.

Motion/Second: Barbee / Gaston
Yeas: Barbee, Gaston, Gussman, Harvey, Samuel,
Nays: Russell
Absent: Rhodes
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Russell stated that the proposed drive thru is inconsistent with the city's environmental goals and policy, and does not align with long term goals of the proposed Silver Line in this area.

PLANNER

Joe Mangum (704) 353-1908