



Zoning Committee Recommendation

Rezoning Petition 2022-054

August 2, 2022

REQUEST

Current Zoning: B-D(CD) (business distribution, conditional)
Proposed Zoning: B-2 (general business)

LOCATION

Approximately 2.37 acres located on the south side of South Hoskins Road, east of Welling Avenue, and west of Rozzelles Ferry Road.
(Council District 2 - Graham)

PETITIONER

Carolina Farm Trust

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

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

- The *Charlotte Future 2040 Policy Map* recommends Neighborhood Center 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 Neighborhood Center Place Type typically includes land uses such as retail, restaurants, personal services, institutional, multi-family, and offices.
- The proposed rezoning to B-2 (general business) is consistent with the retail land uses typically found in the Neighborhood Center Place Type.

Motion/Second: Rhodes / Welton

Yeas: Gussman, Rhodes, Russell, and Welton

Nays: None

Absent: Gaston, Harvey

Recused: Barbee

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.

PLANNER

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