



Zoning Committee Recommendation

Rezoning Petition 2022-028

October 4, 2022

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: INST (institutional)

LOCATION

Approximately 3.53 acres located on the south side of S Tryon Street between Orchardgate Drive and Steelescroft Parkway.
(Council District 3 - Watlington)

PETITIONER

Christ the King Lutheran Church, Inc.

**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* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity 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:

- Institutional uses are compatible in the Community Activity Center Place type.
- The adjacent use and owner of this parcel is an institutional use. The site is currently being used as a parking lot for the adjacent church.
- The adjacent church is surrounded by a mix of complimentary uses and is accessed by S Tryon Street, a major thoroughfare.
- The petition could facilitate the following goals of the *2040 Comprehensive Plan*:
 - 1: 10-Minute Neighborhoods.

Motion/Second: Barbee / Harvey

Yeas: Barbee, Gussman, Harvey, Rhodes, Russell, Welton

Nays: None

Absent: Gaston

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.

PLANNER

Joe Mangum (704) 353-1908