



Zoning Committee

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**REQUEST**

Current Zoning: R-4 (single family residential) and B-1 (neighborhood business)  
Proposed Zoning: B-2(CD) (general business, conditional)

**LOCATION**

Approximately 0.664 acres located on the north side of Joyce Drive, west of Milton Avenue, and south of The Plaza.  
Council District 1 - Anderson

**PETITIONER**

Charles T. Carpenter

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

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

- The adopted policy map recommends the Neighborhood Center Place Type.

However, 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:

- Neighborhood Centers are embedded within neighborhoods and provide access to goods, services, dining, and residential for nearby residents.
- The petition states that no changes are intended for the existing building or parking.
- This petition falls on the edge of the Neighborhood Center Place Type recommendation. Policy states that some auto-oriented uses may be located on the edges of the Neighborhood Center Place Type.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Center Place Type to the Commercial Place Type for the site.

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

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the request, noting changes since the public hearing pertaining to clarification of buffers and limitation of building height to 40 feet. Staff stated the rezoning was being sought in order to rectify a parking violation issue. Staff stated that technically the request is consistent with the Neighborhood Center Place Type, but due to the uses involved, noted the request was more in alignment with the Commercial Place Type. Commissioner Gussman inquired about the height limitation and staff responded it was provided in the event of any vertical expansion. Commissioner Gussman understood that there have been similar rezonings rectifying violations on sites. There was no further discussion of this petition.

**PLANNER**

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