



Zoning Committee

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**REQUEST**

Current Zoning: B-2(CD) AIR (general business, conditional, airport noise overlay)  
Proposed Zoning: B-2 AIR (general business, airport noise overlay)

**LOCATION**

Approximately 5.98 acres located on the north side of Queen City Drive just west of the intersection with Sloan Drive.  
  
(Council District 3 - Watlington)

**PETITIONER**

The Salvation Army of Greater Charlotte

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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 consistent with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Commercial place type for the 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 petition is consistent with the Commercial place type recommendation for this site.
- The B-2 conventional zoning designation is compatible with the commercial developments found in this area, which is near the Interstate 85 and Interstate 85 interchange, just north of Charlotte-Douglas International Airport.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 6: Healthy, Safe & Active Communities

Motion/Second: Welton / Gaston

Yeas: Gaston, Gussman, Rhodes, Russell, Welton

Nays: None

Absent: Barbee, Harvey  
Recused: None

### **ZONING COMMITTEE DISCUSSION**

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

Commissioner Rhodes asked if the Salvation Army had worked with the surrounding property owners in light of concerns raised during the public hearing and directly to commissioners. Staff replied that the Salvation Army recently met with neighboring property owners, the Freedom Division Advisory Council, and CMPD and have made a good faith effort to reach out.

Commissioner Welton stated that he had received an email from the Salvation Army that conveyed their efforts to address concerns.

Chairperson Gussman stated that he understood the issues raised but that the committee is tasked with land use decisions.

Commissioner Rhodes stated that the neighbors had legitimate concerns in protecting their business but hopefully they can work together towards everyone's benefit.

### **PLANNER**

Joe Mangum (704) 353-1908