



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-072

December 6, 2022

REQUEST

Current Zoning: R-3 AIR LLWPA (single family residential, Airport Noise Overlay, Lower Lake Wylie Protected Area)
Proposed Zoning: R-4 AIR LLWPA (single family residential, Airport Noise Overlay)

LOCATION

Approximately 0.62 acres located on the east side of Marmac Road, just north of the intersection with Tuckaseegee Road.
(Council District 2 - Graham)

PETITIONER

Hector Guadarrama

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 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 Neighborhood 1 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 proposed residential use is consistent with the *2040 Policy Map* as well as all surrounding land uses.
- The petition would maintain the existing residential character of Marmac Road.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 9: Retain Our Identity & Charm

Motion/Second: Gaston / Welton

Yeas: Lansdell, Gaston, Gussman, Harvey, Rhodes, Russell, Welton

Nays: None

Absent: None

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