



## Zoning Committee Recommendation

Rezoning Petition 2021-237

January 4, 2023

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### REQUEST

Current Zoning: R-3 (Single Family Residential)  
Proposed Zoning: UR-2(CD) (Urban Residential, Conditional)

### LOCATION

Approximately 2.08 acres located on the east side of Providence Road, north of South Sharon Amity Road, and south of Andover Road  
(Council District 6 - Bokhari)

### PETITIONER

Balogh Properties LLC

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

- The map recommends Neighborhood 1 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:

- The petition provides a 10 ft side yard adjacent to single family zoning which is consistent with other urban residential zoned development approved in the area.
- The petition locates the dumpster internal to the site away from single family uses.
- The site is located on a major thoroughfare, suitable for moderate density, attached single family. The petition proposed 20 single family attached dwellings for a density of 9.62 units per acre. The petition provides a large setback along Providence Road similar to other residential development along the corridor. The plan also limits the building height to 40 ft, same as single family zoning and provides a 20 ft Class buffer along the northern edge of the rear property line under power lines and constructs a 6 ft tall brick fence with masonry columns along the southern edge of the rear property line adjacent to single family homes.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility
- 7: Integrated Natural & Built Environments.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

Motion/Second: Russell / Harvey

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

Nays: None

Absent: None

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Commissioner Welton asked about possible connection to the development to the east. Staff clarified that it was noted that possible connection to east and west was possible if all parties came to a mutual agreement. However, the timing of the rezoning to the east did not align such that a connection would be guaranteed.

Commissioner Welton asked about the solid waste collection at the center entrance to the site. Staff noted that Solid Waste requires the possible location of the facilities be shown on the plan but the petitioner in this case plans to utilize private collection so even though it's shown it's unlikely to be constructed.

Commissioner Lansdell asked if there was sign off on the left turn lane. CDOT staff confirmed that the left turn lane is confirmed and it came at NCDOT's request.

Commissioner Russell noted that it was a good project and appreciated the work to get it to the point for staff's support.

There was no further discussion of this petition.

## **PLANNER**

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