Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2023-092

January 30, 2024

REQUEST	Current Zoning: N1-A (Neighborhood 1-A) Proposed Zoning: CR (CD) (Regional Commercial, Conditional)
LOCATION	Approximately 4.85 acres located west of Steele Creek Road and north of the Interstate 485 ramp. (Outside City Limits)
PETITIONER	Great American Storage LLC

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 *2040 Policy Map* recommends Neighborhood 1 place type for the site.

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:

- Given the site's adjacency to Interstate 485 and Commercial and Manufacturing & Logistics place types, the proposed commercial use is more appropriate than the existing residential zoning.
- The outdoor storage area will be to the rear of the site and buffered from street view.
- The proposed self-storage use is a low traffic generator with access limited to right in, right out, making it an appropriate use adjacent to an interstate interchange.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
    - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood 1 place type to Commercial place type for the site.

Motion/Second:	Russell / Neeley
Yeas:	Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker
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*.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908