



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-216

March 5, 2024

REQUEST

Current Zoning: N1-A (neighborhood 1-A), CG (general business)

Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 3.55 acres bound by the east of side of Lakebrook Road, north side of Centergrove Lane, west side of Sam Wilson Road, and south side of Interstate 85.
(Council District 3 - Brown)

PETITIONER

QuikTrip Corporation

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 4-2 to recommend DENIAL of this petition and adopt the consistency statement as follows:

To Deny:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Manufacturing & Logistics Place Type.

However, we find this petition to not be reasonable or in the public interest based on the information from the staff analysis and the public hearing, and because:

- A high-impact gas station use is not compatible with the adopted *2040 Comprehensive Plan*.
- A new, massive fueling station use isn't what we look for when we think of 15-minute neighborhoods.
- New underground gas storage has environmental harms and impacts that limit future development.
- There are multiple existing automotive service stations within a short drive of the site.

Motion/Second: Whilden / Sealey

Yeas: Whilden, Sealey, Neeley, and Winiker.

Nays: Russell and Welton.

Absent: Lansdell

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairman Welton asked about sidewalks located in the ETJ. Staff stated that since the site is located in the City's extraterritorial jurisdiction (ETJ) and not within city limits, CDOT will not be able to maintain sidewalks and NCDOT will not maintain sidewalks so the proposed sidewalks will need to be located within a sidewalk easement outside of the road right-of-way.

Commissioner Whilden stated that a high-impact gas station use is not compatible with the adopted *2040 Comprehensive Plan*. A new, massive fueling station use isn't what we look for when we think of 15-minute neighborhoods. Additionally, new underground gas storage has environmental harms and impacts that limit future development. It's the wrong choice for this neighborhood, especially with four gas stations being within a 5-minute drive.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Russell stated the site is an appropriate location for the proposed use of an automotive service station as it is adjacent to I-85 and near the confluence of I-85 and I-485.

Chairman Welton stated that there have been multiple rezonings in the area for industrial type uses and therefore there is a need for passenger vehicle and truck fueling stations in the area.

PLANNER

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