



Zoning Committee

REQUEST

Current Zoning: NS (neighborhood services)
Proposed Zoning: NS SPA (neighborhood services, site plan amendment)

LOCATION

Approximately 2.84 acres located on the southwest corner of South Tryon Street and Moss Road.
(Council District 3 - Mayfield)

PETITIONER

Lidl US Operations LLC (Don Keum & Michael Slvotinek)

**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:

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

- The adopted plan as amended by rezoning petition 2014-042 recommends office/retail land uses.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site plan provides for a retail use at a location previously approved for other retail development, in proximity to other commercial and institutional uses at the intersection of South Tryon Street and Moss Road.
- The plan provides for a building along the street edges with appropriate sidewalk circulation and landscaping, and parking located to the side/rear of the building.
- The project will provide for retail services in proximity to single family and multi-family residential neighborhoods.

Motion/Second: Watkins / Ham

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A commissioner asked if concerns with light pollution posed a problem. Staff responded that development standards include provisions for cut-off (shielding) of light sources onsite.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782