



Zoning Committee

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**REQUEST**

Current Zoning: R-4 (single-family residential) and B-2 (general business)  
Proposed Zoning: NS (neighborhood services)

**LOCATION**

Approximately 1.25 acres located on the west side of Statesville Road, south of Riley Avenue, north of Distribution Center Drive.

(Council District 2 - Harlow)

**PETITIONER**

Sankofa Development, 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:

This petition is found to be inconsistent with the *Northeast District Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial uses.

However, 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:

- While the petition is inconsistent with the industrial recommendation in the plan, the NS district being requested provides appropriate uses adjacent to the single family and commercial uses in the area.
- The petition limits use to a restaurant and entertainment use under 4,000 square feet.
- The proposed use is allowed within the site's existing B-2 zoning on the eastern portion of the site.
- The petition commits to enhancing the pedestrian environment through multiple site design elements including a sidewalk connection to the existing adjacent neighborhood, and sidewalk improvements along Statesville Avenue.
- The area between Riley Avenue and Auten Avenue has not developed according to the industrial land use recommendation. Due to the abutting single-family development and zoning, it is unlikely that this site is feasible to develop with industrial uses.
- The intent of the Neighborhood Service District is to provide for uses that directly serve the neighborhood in which they are located.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from industrial use to retail use for the site.

Motion/Second: Gussman / McClung  
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,  
Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. A commissioner noted that the proposed use provides a good transition between the residential uses and more intensive nearby uses. Another commissioner commented that this represents an important piece of Charlotte history, and is glad to see that it is finding a new home.

There was no further discussion of this petition.

#### **PLANNER**

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