Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2018-073

October 1, 2019

REQUEST	Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area) Proposed Zoning: B-1(CD) LLWPA (neighborhood business, conditional, Lower Lake Wylie Protected Area)
LOCATION	Approximately 3.99 acres located at the intersection of Moores Chapel Road, Rhyne Road, and Belmeade Road. (Council District 3 - Mayfield)
PETITIONER	Moores Chapel Retail, 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:

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

- The plan recommends residential, office and/or retail land uses for this site.

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:

- proposed convenience / gas station is a consistent use for this site as recommended by the *Catawba Area Plan*.
- The site is located in an auto-oriented environment at the interchange of Interstate 485 and Moores Chapel Road, on one of the main routes into the U.S. National Whitewater Center.
- The proposed site plan provides a 43-foot class B buffer, between the development site and any future residential development to the north.

Motion/Second:	Wiggins / 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 consistent with the adopted area plan. Staff recommended approval of the request upon resolution of remaining outstanding transportation issues. A Commissioner inquired about a concern expressed by Council District Representative Mayfield at the public hearing regarding a roundabout and left turn lane. CDOT staff responded by stating the petitioner addressed the item on the revised site plan. There was no further discussion of this request. There was no further discussion of this petition.
PLANNER	Claire Lyte-Graham (704) 336-3782