



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2019-035

January 2, 2020

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: INST (CD) (institutional, conditional) with 5-Year Vested Rights

LOCATION

Approximately 38.0 acres located at the southeast intersection of Johnston Road and Providence Road West.
(Council District 7 - Driggs)

PETITIONER

Novant Health, Inc.

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The plan recommends single family residential uses up to 3 units per acre.

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:

- Although the proposal is inconsistent with the specific recommendation in the area plan, the plan does not provide specific guidance for institutional and medical land uses.
- The proposed health institution and medical office use will complement the node of commercial, hospitality and restaurant uses located at the intersection of Johnston Road (Hwy 521) and Providence Road West.
- Providence Road West is a major collector but in the future Bryant Farms Road, a major east/west thoroughfare, will tie into Providence Road West along the site frontage.
- The proposed site plan includes a new street connection between Johnston Road and Providence Road West and a tree save space between the new street and the single family residential area to the south.

The approval of this petition will revise the adopted future land use as specified by the South District Plan, from single family residential at up to 3 units per acre to institutional uses for the site.

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

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311