



## Zoning Committee Recommendation

Rezoning Petition 2021-003

May 4, 2021

---

### REQUEST

Current Zoning: R-17MF (multi-family residential)  
Proposed Zoning: MUDD-O (mixed use development, optional)  
with 5-year vested rights

### LOCATION

Approximately 19.78 acres located on the north side of Sharon Road West, east of South Boulevard, and west of Park Road (Council District 6 - Bokhari)

### PETITIONER

HopeWay Foundation

---

### 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 consistent with the **consistent** with the *Sharon & I-485 Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends institutional use.

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 petition limits the allowed uses to institutional uses and associated accessory uses.
- The proposal allows the redevelopment and expansions of portions of the site.
- The site is surrounded by multi-family residential and the site plan provides a 75 foot wide buffer around the perimeter of the site.
- The institutional use provides services to the community.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Samuel, and Welton

Nays: None

Absent: Nwasike

Recused: None

### ZONING COMMITTEE DISCUSSION

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

There was no further discussion.

**PLANNER**

There was no further discussion of this petition.

John Kinley (704) 336-8311