



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-049

August 3, 2021

REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 1.25 acres located at the NW intersection of Albemarle Road and Beaver Farms Road in east Charlotte.
(Council District 5 - Newton)

PETITIONER

Woodland Beaver Farms, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Albemarle Road/I-485 Interchange Study* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/retail uses for the 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:

- The request is consistent with the context of surrounding land uses found along this portion (east of I-485) of Albemarle Road.
- The request's site plan layout presents a building face against Albemarle Road while providing parking in the rear, accomplishing the same result from approved architectural standards from petition 2020-007.
- The request will help achieve the Plans land use recommendations for Zone A by allowing retail uses to be oriented along Rocky River Road and Albemarle Road.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton

Nays: Spencer

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.

There was no further discussion of this petition.

MINORITY OPINION

Committee member Spencer noted that his nay vote was related to the fact that a car wash is an auto-oriented use and is not compatible with the goals of the Strategic Energy Action Plan (SEAP).

PLANNER

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