



Zoning Committee Recommendation

Rezoning Petition 2022-134

April 4, 2023

REQUEST

Current Zoning: O-2(CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area), NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)
Proposed Zoning: O-2(CD) LLWPA SPA (office, conditional, Lower Lake Wylie Protected Area, site plan amendment), NS LLWPA SPA (neighborhood services, Lower Lake Wylie Protected Area, site plan amendment)

LOCATION

Approximately 15.48 acres located along Steele Creek Road between Interstate 485 and Outlets Boulevard.

(Council District 3 - Watlington)

PETITIONER

Muhsin Muhammad II

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:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Commercial Place Type for the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The commercial uses proposed are consistent with the recommended commercial place type.
- The petition seeks to make minor modifications to a previously approved rezoning petition.
- The site is adjacent to other commercial place types with drive through uses.
- The petition seeks to simplify zoning on the southern corner of the site by rezoning a small remnant parcel from O-2(CD) to NS to match the larger adjacent parcel.
- The petition could facilitate the following 2040 Comprehensive Plan Goal:
 - 1: 10 Minute Neighborhood
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Rhodes / Gaston
Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes,
Russell, Welton
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is
Choose an item. with the *2040 Policy Map*.

Commissioner Harvey stated that he had spoken with members
of the Steele Creek community and that they felt engaged with
the process and supported the petition.

Commissioner Russell referenced the Charlotte Water notes that
stated that the closest sewer main is 750 feet from the property
and asked how that connection would be made. Staff replied that
most of the site is built out and the connection has likely already
be made. Staff identified that the petitioner was present at the
meeting if the committee would like to pose that question to
them. Zoning Committee voted to suspend the rules to ask the
petitioner about the sewer connection. The petitioner stated that
all water and sewer services have been connected.

PLANNER

Joe Mangum (704) 353-1908