



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-154

March 5, 2024

REQUEST

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: N1-D (neighborhood 1-D)

LOCATION

Approximately 6.5 acres located at the southeast intersection of Sledge Road and Shopton Road West, west of Steele Creek Road.
(Outside City Limits)

PETITIONER

Real Estate Properties Holding Homes, LLC

**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:

To Approve:

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

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type.

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:

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family housing is the predominate land use.
- The Neighborhood 1 Place Type calls primarily for single-family detached and attached dwellings. Additionally, this Place Type recommends development of parks, religious institutions and neighborhood schools. The N1-D zoning district could facilitate these plan goals.
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the N1-D zoning district is consistent with the character of this area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:

- 2: Neighborhood Diversity & Inclusion
- 9: Retain Our Identity & Charm

Motion/Second: Russell / Sealey

Yeas: Russell, Neeley, Winiker, Sealey, Whilden, and
Welton

Nays: None

Absent: Lansdell

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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