



Zoning Committee Recommendation

Rezoning Petition 2023-071

June 4, 2024

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: CG(CD) (general commercial, conditional)

LOCATION

Approximately 3.85 acres located at the southwest intersection of Oakdale Road and Mt. Holly-Huntersville Road, north of Interstate 485.

(Adjacent to City Council District 4 - Johnson)

(County Commissioner District 1- Powell)

PETITIONER

Mt. Holly Investments, 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 **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 2 Place Type for this site.

However, 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 petition proposes a mix of commercial land uses that have the potential to promote access to employment opportunity.
- The subject property is in an Access to Essential Amenities, Goods & Services gap. Access to essential amenities, goods and services is a high priority need in this area, and the proposal for 31,500 square feet of retail space has the potential to improve access.
- The subject property is not located within ½ mile walkshed of a high-capacity transit station or major transportation corridor.
- The petition installs a 12-foot multi-use path along the site's frontages to add to the pedestrian infrastructure in the area.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 Place Type to a Commercial Place Type for the site.

Motion/Second: Sealey / Neeley

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioners Welton, Russell and Lansdell had concerns with the 8-foot-wide concrete median on Oakdale Road between the two traffic circles, lack of a pedestrian refuge across Oakdale Road to the neighboring residential units, and if there would be any pedestrian improvements at the traffic circles.

Staff noted that there is a commitment to a 12-foot-wide multi-use path along the site's frontage and internal sidewalks to the site. CDOT noted that Oakdale Road is a NCDOT facility with design control over Oakdale Road but that CDOT would work with NCDOT during permitting to consider pedestrian improvements at the traffic circle.

There was no further discussion of this petition.

PLANNER

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