



Zoning Committee Recommendation

Rezoning Petition 2023-075

August 1, 2023

REQUEST

Current Zoning: CG (general commercial) and N1-B
(neighborhood 1-B)
Proposed Zoning: N2-B (neighborhood 2-B)

LOCATION

Approximately 4.33 acres located on the south side of Reagan Drive and west side of Tom Hunter Road, east of West Sugar Creek Road.
(Council District 1 - Anderson)

PETITIONER

City of Charlotte-Corridors of Opportunity

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 Commercial 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:

- This petition helps support one of the goals for the City of Charlotte's Corridors of Opportunity program by reducing the number of motel rooms at the interchange of Sugar Creek and I-85.
- The proposed zoning could help to increase the housing availability in the area.
- This site is well served by bus transit along Reagan Drive and Tom Hunter Road, with a bus stop directly adjacent to the site.
- Development on this site would help serve as an appropriate buffer between the existing single-family neighborhood to the south and Interstate-85.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility

- 6: Healthy, Safe & Active Communities
- 10: Fiscally Responsible.

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

Motion/Second: Lansdell / Whilden

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

Nays: None

Absent: None

Recused: Russell

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225