



Zoning Committee

REQUEST

Current Zoning: N1-B (neighborhood 1-B)
Proposed Zoning: N2-C (neighborhood 2-C)

LOCATION

Approximately 4.5 acres located along the east side of Old Statesville Road, south of I-485.
(Council District 4- Johnson; County Commission District 1 – Powell)

PETITIONER

Discovery Development, Inc.

**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** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 2 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 2 Place Type.
- The site abuts a multi-family residential development and is located in close proximity to an existing office/distributive/warehouse business park.
- The site is directly across the street from acreage approved to allow up to 420 residential units and up to 45,200 square feet of non-residential uses via approved rezoning petition 2022-070.
- The parcel has frontage along Old Statesville Road, a state-maintained major arterial.
- The 2040 Policy Map recommends the Community Activity Center Place Type for acreage directly across Old Statesville Road.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods

- 5: Safe & Equitable Mobility
- 7: Integrated Natural & Built Environments

Motion/Second: Lansdell / Whilden
Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*. Commissioner Welton noted that the materials indicate a proposed daycare facility and inquired if the proposed N2-C zoning district was the best fit. Staff responded that a daycare facility and residential uses are permitted. There was no further discussion.

PLANNER

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