



Zoning Committee

REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: CG (CD) (General Commercial, Conditional)

LOCATION

Approximately 1.72 acres located on the west side of Steele Creek Road, south of Shopton Road, and north of Interstate 485.

(Council District 3 - Brown)

PETITIONER

Christian Brothers Automotive

**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 proposed minor vehicle repair facility is a permitted use in the CG district only with a conditional rezoning approval.
- The proposed CG (CD) district is consistent with the recommended Commercial place type.
- All adjacent properties on the west side of Steele Creek Road are both zoned CG and recommended for Commercial place type.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Sealey / Neeley
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*.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908