



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-105

February 4, 2025

REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N1-F(CD) (Neighborhood 1-F, Conditional)

LOCATION

Approximately 1.99 acres located along the north side of Tom Hunter Road, west of Hidden Forest Drive, and south of I-85. (Council District 1 - Anderson)

PETITIONER

Angelo Tillman

**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* (2022) recommends the Neighborhood 1 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 Hidden Valley neighborhood hosts large swaths of single family neighborhoods as well as multi-family developments, both of which are serviced by retail and employment areas along West Sugar Creek Road and North Tryon Street.
- The rezoning proposes two quadraplex buildings as a multi-dwelling development. Such a residential product type serves as a transition between the established multi-family apartment complexes to the north and west of the site and the single family detached homes to the east.
- The petition is mindful of existing building forms in the area and commits to a lower maximum building height than the zoning district allows and incorporates preferred architectural standards that help blend single family home characteristics into residential products that are denser than what exists east of the site.
- Densifying residential areas should be adequately supported by multi-modal transit options. Future

residents at this site may access public transit via bus stop 32455 which is located just across the street along the frontage of Tom Hunter Park.

- The vast majority of the site will not be developed with impervious surfaces, consequently preserving significant green space and tree canopy on the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

Motion/Second: Neeley / Sealey

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

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

Holly Cramer (704) 353-1902