



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-074

October 7, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 2.58 acres located along the west side of Zoar Road, east of Shanagarry Drive, and south of Hunting Birds Lane.
(Adjacent to City Council District 3 - Brown)

PETITIONER

(County Commission District 6-Rodriguez-McDowell)
Jinwei Pan

**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 this 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 petition site is located outside of the City Limits near the South Carolina border along the west side of Zoar Road. The area is largely populated with single family residential development with multi-family development on the South Carolina side along Zoar Road.
- The proposed zoning represents a slight increase in intensity over the existing N1-A entitlements and provides an opportunity for a mix of housing types. The abutting development along the site's western edge though zoned N1-A, was developed under the legacy ordinance and more closely resembles the lot widths and lot areas permitted in N1-B.
- The primary difference between N1-A (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1

districts permit the same uses.

- Because of the subject property's situational context, site access is unlikely to come through existing neighborhood streets, but rather, along Zoar Road or along the site's southern boundary.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion.

Motion/Second: Gaston / Shaw

Yeas: Welton, McDonald, Millen, Stuart, Caprioli,
Shaw, Gaston

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 Shaw asked whether an additional community meeting had been held. Chairperson Welton responded that, while there had not been a formal second community meeting, he had engaged with the Steele Creek Residents Association, and there had been ongoing informal discussions between the petitioner team and members of the neighborhood.

There was no further discussion of this petition.

PLANNER

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