



Zoning Committee

REQUEST

Current Zoning: CC (commercial center)
Proposed Zoning: CG (general commercial)

LOCATION

Approximately 1.1 acres located at the southwest intersection of Mallard Creek Road and Carolina Lily Lane, east of Kings Grant Drive.
(Outside City Limits) Adjacent to Council District 4 – Renee Johnson; Adjacent to County Commissioner 1 – Elaine Powell

PETITIONER

Sam’s Commercial Properties LLC

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

- The *2040 Policy Map* recommends the Commercial 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:

- The CG zoning district is intended to accommodate areas of general commercial development in the City, typically located at key intersections or organized along arterial streets.
- The approved conditional plan allows retail/business uses on this site. This request will provide better flexibility and properly align with the standards of the UDO.
- The petition proposes a commercial land use that has the potential to promote access to amenities, goods, and services.
- The petition proposes a commercial land use that has the potential to promote access to employment opportunity.
- The parcel has frontage along Mallard Creek Road, a State-maintained major arterial.

- The site is served by CATS route #54. CATS is requesting a bus stop with the final location to be coordinated with the developer during the Land Development plan review process.
- The parcel is surrounded by a mix of residential uses, retail, and vacant land.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the conventional rezoning petition and noted that it is consistent with the *2040 Policy Map*. Commissioner Lansdell inquired if the site is in the ETJ and staff responded that the parcel is located within that geography. There was no further discussion of this petition.

PLANNER

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