



Zoning Committee

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**REQUEST**

Current Zoning: B-1SCD AIR (shopping center, airport noise overlay)

Proposed Zoning: BD(CD) AIR (distributive business, conditional, airport noise overlay) and B-2(CD) AIR (general business, conditional, airport noise overlay)

**LOCATION**

Approximately 4.63 acres located on the east side of the intersection of Freedom Drive, Ashley Drive and Tuckaseegee Road. (District 3 – Watlington)

**PETITIONER**

Amerco Real Estate Company

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail uses for the site. While the use is a general business, self-storage facilities, particularly those with outdoor storage are not considered true retail uses.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed use is in a good location and will support entrepreneurial activities and opportunities in the area.
- The site has sat vacant for years with no prospective retail uses.

Motion/Second: Wiggins / Ham

Yeas: Gussman, Ham, Kelly, Nwasike, Watkins, and Wiggins

Nays: Spencer

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff noted that this was a carryover from the March 5 meeting which had resulted in a 3-3 vote on a motion to approve. Staff provided a summary of the request, noting all outstanding issues were addressed by the petitioner but not recommending approval because of the proposal's inconsistency with the adopted plan and rationale as identified in staff analysis.

A commissioner noted that given its location, a U-Haul rental location could be an attraction for entrepreneurs in the area.

Another commissioner noted that many uses need space to function, and retail uses have not been coming to this location. Another commissioner noted that the space had been vacant a long time, and should not wait any longer.

A Commissioner asked if the petitioner received a letter of support from the merchants' community, expressing that the organization had worked hard to encourage retention of small business in that area. Staff responded that follow up would be provided regarding the inquiry. There was no further discussion.

**MINORITY OPINION**

Commissioner Spencer supports staff recommendation and rationale for non-support as noted in the pre-hearing and post hearing staff analyses.

**PLANNER**

Claire Lyte-Graham (704) 336-3782