



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-5 (single family residential) Proposed Zoning: UR-C(CD) (urban residential – commercial, conditional district)
<b>LOCATION</b>	Approximately 1.67 acres located on the south side of Tuckaseegee Road, east of Gaston Street and west of Karendale Avenue from R-5 to UR-C(CD). (Council District 3 - Watlington)
<b>PETITIONER</b>	Freedom Communities

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**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:

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 single family up to 5 DUA for this site.

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 rezoning for a daycare in an existing church structure, while inconsistent with the recommended residential land use for the site, is compatible with the existing context of the neighborhood.
- The conditional plan will limit uses to a religious institution and daycare. Additionally, the plan improves the site by improving the driveway access and providing streetscape improvements. The proposed use for a daycare, fits with the existing church building.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 5 DUA to retail land use for the site.

Motion/Second: Ham / Wiggins  
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Lisa Arnold (704) 336-5967