



Zoning Committee

REQUEST

Current Zoning: B-1 (neighborhood business) and R-5 (single family residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 0.76 acres located on the western side of Tuckaseegee Road between Camp Green Street and Berryhill Road.(Council District 3 - Watlington)

PETITIONER

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Central District Plan* for the portion of the site currently zoned B-1 and inconsistent with the *Plan* for the portion of the site zoned R-5, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail for the portion of the site zoned B-1 and single family at up to 5 dwelling units per acre for the portion of the site zoned R-5.

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 proposed neighborhood serving land use, while inconsistent with the back portion of the site, is consistent with most of the site, and the context of the existing land uses on Tuckaseegee Road.
- The proposed site plan commits to improving the streetscape by providing an 8' planting strip and 6' sidewalk.
- The proposed neighborhood services uses will support the existing neighborhood as well as new residences being developed in the vicinity of the site.
- The site is within close proximity to bus stops for CATS routes 8 and 34, offering an alternative form of transportation for citizens to reach the proposed neighborhood services.

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

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, McMillan, Samuel, and Welton

Nays: None

Absent: Kelly, Nwasike

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that a portion of the site is consistent with the adopted area plan and the remainder is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908