



Zoning Committee

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**REQUEST**

Current Zoning: B-1(CD) (neighborhood business, conditional)  
Proposed Zoning: B-2(CD) (general business, conditional)

**LOCATION**

Approximately 0.377 acres located on the south side of Mt Holly-Huntersville Road, east of Fox Thorne Drive, and west of Beatties Ford Road.

(Council District 2 - Graham)

**PETITIONER**

KM JDH Beatties Ford Road, LLC

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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 consistent with the *Northwest District Plan* (1990) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses.

Therefore, 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 parcel in this petition was previously rezoned under Rezoning Petition 2007-094, which was approved for B-1(CD) zoning to develop a small shopping center centered around neighborhood-service uses.
- This petition requests B-2(CD) zoning in order to develop a small drive-through restaurant as part of an existing center to neighborhood services and retail uses.
- This drive-through use is an appropriate accessory use to the existing proximate shopping center and are not prohibited in the approved site plan for Rezoning 2007-094.
- The petitioner commits to establishing appropriate screening and buffers for the drive-through lane and other parts of the site.

Motion/Second: Kelly / Blumenthal

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

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225