



Zoning Committee

REQUEST

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

LOCATION

Approximately 1.098 acres located along the south side of Central Avenue, on the west side of North Sharon Amity Road, and north of Spanish Quarter Circle (Council District 5 - Newton)

PETITIONER

Sam's Mart

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:

This petition is found to be consistent with the *Eastland Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail use.

Therefore we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The parcel was previously developed with an automobile service station with fuel sales.
- The site is located at the intersection of two major thoroughfares (Central Avenue and Sharon Amity Road).
- There are retail and other commercial uses in B-1 and B-2 zoning in the immediate area.
- Uses allowed in B-2 are compatible with other commercial uses located near this intersection.

Motion/Second: Welton / Barbee

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

Nays: None

Absent: McMillian

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

John Kinley (704) 336-8311