



Zoning Committee

REQUEST	Current Zoning: R-8(CD) (single family residential, conditional) Proposed Zoning: R-8 (single family residential)
LOCATION	Approximately 1.12 acres located on the north side of Ervin Lane and west side of China Grove Church Road, south of East (Council District 3 - Watlington)
PETITIONER	James Howell

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:

To Approve:

This petition is found to be **consistent** with the *Sharon & I-485 Transit Station Area Plan (2009)* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses up to 8 dwelling units per acre on the site.

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 rezoning of these parcels from the existing R-8 (CD) zoning and its associated site plan would allow for infill development on the sites which, given their acreage, are currently underutilized.
- This petition is consistent with the proposed land use for the area.
- The approval of this petition would maintain uniformity with the surrounding zoning designations and development patterns.

Motion/Second: Blumenthal / Welton
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton
Nays: None
Absent: None
Recused: Spencer

ZONING COMMITTEE DISCUSSION

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

PLANNER

There was no further discussion of this petition.

Holly Cramer (704) 353-190