



Zoning Committee

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<b>REQUEST</b>	Current Zoning: B-1 SCD AIR (shopping center, airport noise overlay) Proposed Zoning: B-2 AIR (general business, Airport Noise Overlay)
<b>LOCATION</b>	Approximately 2.48 acres located on the east side of Freedom Drive, south of Interstate 85, and west of Tuckaseegee Road. (Council District 3 - Watlington)
<b>PETITIONER</b>	SXCW Properties II, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for 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 site is located along Freedom Drive, a major thoroughfare, making it appropriate for the application of the B-2 zoning district.
- The current site plan associated with the area from rezoning petition 1987-074 calls for the parcels to be utilized as surface parking for a shopping center. If approved, this rezoning would allow for the site to be redeveloped with various uses as prescribed by-right in the B-2 zoning district.
- The site is adjacent to a number of other parcels zoned B-2.

Motion/Second: Welton / Rhodes  
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton  
Nays: Spencer  
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.

**MINORITY OPINION**

A conventional B-2 rezoning would allow for a gas station or other car-intensive uses that contribute to climate change. And this goes against the adopted goals of the City to fight against climate change.

**PLANNER**

Holly Cramer (704) 353-1902