



Zoning Committee

REQUEST	Current Zoning: CC (commercial center) Proposed Zoning: B-2(CD) (general business, conditional)
LOCATION	Approximately 3.72 acres located at the southwest corner of Mallard Creek Road and Carolina Lily Lane. (Outside City Limits)
PETITIONER	SXCW Properties, LLC

**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 *Northeast Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends office/retail for this site.

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 site is already zoned CC (commercial center), which allows for automotive service stations; and
- The current site plan allows for retail/business uses on this site along Odell School Road/Mallard Creek Road. The car wash would be allowed as an accessory use; and
- The site is across the street from a gas station/convenience store, provides service to several residential neighborhoods, and is located half a mile from the Concord Mills mixed-use node in Cabarrus County.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from current recommended use to new recommended use for the site.

Motion/Second: McClung / Samuel
Yeas: Fryday, Gussman, Ham, McClung, McMillan,
Samuel, and Watkins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and discussed coordination efforts between the Petitioner's team and CDOT and Planning staff to resolve issues regarding the proposed internal road network, and ensuring the continuation of Aspire Street to extend to Carolina Lily Lane. The request is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

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