



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 6.17 acres on the east side of China Grove Church Road, west of South Boulevard, north of I-485.
(Council District 3 - Mayfield)

PETITIONER

Blu South, LLC

**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 *Sharon & I-485 Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential at 8 units per acre.

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:

- This proposal is consistent with the area plan recommendation.
- The site is adjacent to the I-485/South Blvd Transit Station.
- The proposed zoning is consistent with the surrounding residential zoning districts in the area, which include R-4 and R-8 (single family residential) and R-8(CD) (single family residential, conditional) districts.
- The proposed zoning will help to maintain the low to moderate density residential character of the Sterling neighborhood.

Motion/Second: McClung / Barbee

Yeas: Barbee, Gussman, Ham, McClung, Nwasike, Spencer,

Nays: None

Absent: Watkins, Wiggins

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

A commissioner asked why the parcel, being next to the transit

station, was not considered for one of the new TOD districts. Staff explained that the area plan identified this parcel and others in the Sterling community for neighborhood preservation and recommended low to moderate residential development. The plan did provide a caveat that if this parcel and adjacent parcels were joined together in a unified development then higher intensity zoning could be considered. But since that had not occurred then the proposed zoning to R-8 is appropriate.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311