



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 0.56 acres located on the west side of China Grove Church Road, south of Aileen Circle, north of Ervin Lane. (Council District 3 - Mayfield)

**PETITIONER**

James M. Howell

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

- The adopted 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:

- The proposed zoning is consistent with the residential zoning districts in the surrounding area, which include R-4 and R-8 (single family residential) and R-8(CD) (single family residential, conditional) districts.
- All adjacent parcels are currently zoned R-8 or R-8(CD).
- The proposed zoning will help to maintain the low to moderate density residential character of the Sterling neighborhood.
- The site is within ¼ mile walk of the I-485/South Boulevard Transit Station.

Motion/Second: Watkins / Gussman

Yeas: Gussman, Ham, McClung, Nwasike, Spencer  
Watkins, and Wiggins

Nays: None

Absent: Wiggins (reflected as a Yea vote per Committee rules regarding unexcused absence)

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 plan did not recommend transit oriented development (TOD) for the area. Staff explained that the goal of the plan was to recommend a future land use/ zoning that would work to preserve the single family, small lot character of the neighborhood. The single entry point to the neighborhood also was a factor in the plan recommendation.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311