



Zoning Committee Recommendation

Rezoning Petition 2025-102

February 3, 2026

REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: N1-E(CD) (Neighborhood 1-E, Conditional)

LOCATION

Approximately 0.78 acres located on the north side of Moores Chapel Road, west of Old Moores Chapel Road and east of Kendall Drive.

(Council District 3 - Mayo)

PETITIONER

Olympia & Wright Homes

**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 *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type.

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 petition would align zoning with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.
- The N1-E (Neighborhood 1-E) zoning district allows for residential uses and a small number of non-residential uses on lots of 3,000 square feet with 30' width.
- The uses permitted in the N1-E (Neighborhood 1-E) zoning district are more compatible with the surrounding residential uses than those permitted under the current CG (General Commercial zoning).
- The site is located on an arterial street (Moores Chapel Road) and is less than a ¼ mile from a commercial area providing access to goods and services.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- 2: Neighborhood Diversity & Inclusion

Motion/Second: Gaston / Millen

Yeas: Welton, Caprioli, Gaston, McDonald, Millen,
Stuart

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chairperson Welton inquired if this was the first N1-E rezoning that staff had processed. Staff replied that there had been one or two petitions prior to this one.

PLANNER

Joe Mangum (704) 353-1908