



Zoning Committee

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD (CD) (mixed use development, conditional)
LOCATION	Approximately 0.95 acres located on the west side of Nations Crossing Road, south of Old Pineville Road. (Council District 3 - Mayfield)
PETITIONER	Ed Zepa

**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 inconsistent with the *Woodlawn Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends low to moderate intensity office, industrial and warehouse-distribution uses.

However, 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 adopted plan did not identify this site for the uses or urban form allowed by the MUDD (mixed use development district). At the time the plan was written, this area was not expected to transform into a more urban environment, but in recent years existing structures northwest of the area have converted from industrial/warehouse uses to mixed use structures. One notable example is the Olde Mecklenburg Brewery which includes a large eating and entertainment component; and
- The proposal will allow a building previously used for warehouse and distribution to be used for a range of non-industrial uses such as retail, eating/drinking/ entertainment, office and residential uses; and
- The proposed development improves the site frontage with an eight-foot planting strip and eight-foot sidewalk which will improve both safety and the pedestrian experience.

Motion/Second: Spencer / Majeed

Yeas: Fryday, Majeed, McClung, McMillan, Spencer, and Sullivan

Nays: None
Absent: Nelson
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

Planner

Solomon Fortune (704) 336-8326