



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 3.148 acres located on the southeast corner of North Graham Street and Dalton Avenue.
(Council District 1 - Egleston)

PETITIONER

SBBH, 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 inconsistent with the *North Tryon Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The area plan recommends industrial/warehouse/distribution uses for the site.

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 subject property is located just outside of Uptown and the I-277 loop. The site contains an existing industrial warehouse structure; and
- The petition, which proposes to reuse a portion of the existing building, preserves the industrial aesthetic of the Applied Innovation Corridor as recommended in the 2020 Vision Plan; and
- This project will provide a mix of uses that will support residents and employees by locating retail and entertainment uses within the corridor; and
- Recent projects have altered circumstances for the subject property. These projects include Brightwalk, the Fire Department headquarters, proposed Joint Information Center, Music Factory, and ATCO/Camp North End. The proposal is a continuation of the mixed use pattern of development established by these projects; and
- The proposal will improve walkability by adding new streetscape and sidewalks along the three public streets fronted.

Motion/Second: Sullivan / Nelson
Yeas: Fryday, Majeed, McClung, McMillan, Nelson,
Spencer, and Sullivan
Nays: None
Absent: None
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

Sonja Sanders (704) 336-8327