



Zoning Committee Recommendation

Rezoning Petition 2025-073

October 7, 2025

REQUEST

Current Zoning: TOD-UC (Transit Oriented Development – Urban Center)
Proposed Zoning: TOD-UC(EX) (Transit Oriented Development – Urban Center, Exception)

LOCATION

Approximately 0.68 acres located at the northern corner of the intersection of South Tryon Street and Bland Street.

(Council District 3 - Brown)

PETITIONER

White Lodging

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:

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 Regional Activity Center 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:

- An exception (EX) zoning district allows for altering or modifying certain quantitative zoning standards and street cross-section standards for proposed development in exchange for a commitment to public benefits to accommodate unique zoning scenarios.
- The petition would maintain the site's existing TOD-UC zoning while providing flexibility regarding four specific development standards.
- The petition offers community benefits in the form of LEED building standards and an enhanced pedestrian drop off area.
- The petition would facilitate development of a site that has remained vacant while many surrounding properties have redeveloped in recent years.

- Development of the site would improve the streetscape in an area with high pedestrian activity.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments

Motion/Second: McDonald / Gaston

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

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Shaw asked for confirmation that the parking area would be subterranean and extend beneath the sidewalk. Staff confirmed that it would be beneath the sidewalk and not visible from street level. Commissioner Shaw asked if there was a reduced setback. Staff replied that there were separate EX requests for the subterranean parking encroachment and a 2' reduction to the setback, resulting in an 18' setback along both streets.

Chairperson Welton asked if there should be an equal number of community benefits to offset the requested EX provisions. Staff stated that there does not necessarily have to be a one-to-one match, but that staff considers the nature of the EX requests and determines if the community benefits offered are reasonably proportional.

PLANNER

Joe Mangum (704) 353-1908