



Zoning Committee

**REQUEST**

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: N1-A CCO (neighborhood 1-A, Cottage Court Overlay)

**LOCATION**

Approximately 6.508 acres located along the north side of Old Belmeade Drive, east of Belmeade Drive, and west of San Gabriel Avenue. (Adjacent to Council District 2 - Graham) (Commissioner District 2 - Leake)

**PETITIONER**

Tryon Advisors, 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:

**To Approve:**

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* 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:

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The site is abutting several wooded parcels that are part of the US National Whitewater Center facility zoned MX-3(INNOV) (mixed use, innovative).
- The Cottage Court Overlay District allows for a reduction in minimum lots size and reduced setbacks to permit the development of small residential communities that are structured around common open space designed in a cohesive manner that are to be shared by all residents.
- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family dwellings are the predominate housing type.
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the

Cottage Court Overlay zoning district is consistent with the character of this area.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion

Motion/Second: McDonald / Stuart

Yeas: McDonald, Stuart, Sealey, Neeley, Shaw, Winiker, Blumenthal

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*.

Chairman Blumenthal asked how many Cottage Court Overlay (CCO) rezoning requests the City had received to date. Staff stated that this is the first CCO request, but there is another petition in process.

Chairman Blumenthal stated that he hoped the petitioner would keep the City informed while the development progresses as he feels that the CCO district may be an attractive district for increased density and creative developments under the Neighborhood 1 Place Type.

There was no further discussion of this petition.

## PLANNER

Maxx Oliver (704) 336-3571