



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2023-142

March 5, 2024

REQUEST

Current Zoning: ML-2 (manufacturing and logistics)
Proposed Zoning: IMU (innovation mixed-use)

LOCATION

Approximately 3.7 acres located along the south side of Tuckaseegee Road, north of Jay Street, and east of Thrift Road. (Council District 2 - Graham)

PETITIONER

Abacus Capital

**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** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Innovation Mixed Use 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 is consistent with the recommended Innovation Mixed Use place type.
- The petition would allow adaptive reuse of the existing structures on site while also permitting new development in a pedestrian oriented design.
- The petition is consistent with recent rezonings in the vicinity that include both adaptive reuse and new construction to permit mixed-use development.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

Motion/Second: Sealey / Neeley

Yeas: Neeley, Russell, Sealey, Welton, Whilden,
Winiker
Nays: None
Absent: Lansdell
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is consistent with the *2040 Policy Map*. There was no discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782