

Zoning Committee Recommendation

Rezoning Petition 2025-115

February 3, 2026

REQUEST

Current Zoning: TOD-TR (Transit Oriented Development – Transition)

Proposed Zoning: TOD-CC (Transit Oriented Development – Community Center)

LOCATION

Approximately 0.71 acres located north of Greensboro Street, west of East Sugar Creek Road, and south of North Tryon Street.

(Council District 1 - Anderson)

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** 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 Community Activity 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 site is under a half mile walk to the Sugar Creek Light Rail Station along the LYNX Blue Line.
- The proposed TOD-CC zoning district aligns with the TOD-CC zoning to the north, south, and east of the site.
- The TOD-CC District is appropriate for parcels near moderate-intensity rapid transit stations.
- The rezoning site is less than ½ a mile to two different bus stations (Sugar Creek Station Bay and Sugar Creek at Greensboro Street stops).
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by this petition because of its location within the

Community Activity Center and to the Light Rail which could provide access to amenities, goods, and services for the communities it serves.

- 4: Trail & Transit Oriented Development may be facilitated by supporting transit-oriented development along the LYNX Blue Line.

Motion/Second: Gaston / Millen

Yea: Welton, Caprioli, Gaston, McDonald, Millen, Stuart

Nays: None

Absent: Shaw

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

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