



Zoning Committee

**REQUEST**

Current Zoning: I-1(CD) (light industrial, conditional)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 32.42 acres located along the north side of Interstate 485, west of China Grove Church Road, and south of East Westinghouse Boulevard.  
(Council District 3 - Watlington)

**PETITIONER**

Blu South LLC

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend DENIAL of this petition and adopt the consistency statement as follows:

**To Deny:**

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The map recommends Manufacturing and Logistics place type for the site.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The petition appears to be submitted prematurely as there are outstanding CDOT transportation requests.
- The site seems to be inconsistent with plans for the area.
- The petition does not adequate pedestrian and transportation items.
- While this is not appropriate location for Manufacturing and Logistics place type and zoning there needs to be a consideration for transportation and additional thought in the central amenity space.

Motion/Second: Winiker / Lansdell

Yeas: Lansdell, Neeley, Russell, Sealey, Whilden, Winiker

Nays: Welton

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Commissioner Russell asked why the location of the central amenity area changed. Staff explained that it was moved due to the realignment of the new public streets to address staff comments about providing a more direct connection from Blu Central to Ervin. The petitioner also wanted to located the amenity area close to near the intersection of the public streets to improve the access to the amenity for area residents. The larger development also has an amenity area at the northern end of Blu Central at Westinghouse, so the petitioner wanted an amenity area at the southern end of the development as well. During the hearing the petitioner stated the amenity area would not be fenced off but could not commit to it having a public access easement or dedicating the amenity to the County. Since the hearing the petitioner has committed to dedicating the area around the proposed greenway easement on the west side of the site to the County for additional greenway and park uses.

Commissioner Russell noted the cul-de-sac on the western corner of the site and asked about a connection to Old Nations Ford. Staff explained that a potential connection was discuss at the very beginning of the process for the petition. Planning and CDOT staff would have liked to have seen a connection but the topography and I-485 widening made connection that met grade standards possible. Additionally, NCDOT was opposed to a connection.

Commissioner Winiker asked if there was any follow up with the community following City Council 's comments during the public hearing. Staff noted that the petitioner did reach out and spoke with the pastor and neighborhood organization leaders and has had follow up correspondence with the district representative, Councilmember Watlington and Councilmember Mayfield. Staff has not communicated with the council members since the petitioner's discussions thus staff is unaware if the Council members are satisfied with the outcomes.

Commissioner Winiker asked about the outstanding issues from CDOT. CDOT staff explained that the comments are requests, not requirements. The petition was filed under the previous Ordinance which allows 5 ft sidewalks and CDOT is requesting 6 ft wide sidewalks. There are a couple standard notes CDOT is asking to be added to the plan related to transportation improvement competition and right-of-way dedication. Planning staff noted that a site plan was received after the agenda was published, prior to the meeting that addressed the sidewalk request and additional notes. Commissioner Winiker asked about the request for the CTR (comprehensive transportation review). CDOT staff explained that under the new UDO it is a traffic analysis that provides a broader look at transportation impacts including not just vehicles but other modes of transportation. Commissioner Winiker noted he felt the petition was premature.

Commissioner Welton asked how far the petition was from the light rail station at I-485. Planning staff explained the route from the site to the transit station and noted it was about ½ mile walk.

Commissioner Welton asked about the vehicular for the duplex units. Staff noted the duplex units had driveways from the public streets, but the townhomes were all alley loaded.

Commissioner Lansdell noted the mix use of the school and the transit station and the investment into the area to make it walkable and provide access to transit. Lansdell noted that the petition has the opportunity to provide better transportation design and is premature.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Welton believes housing is necessary and it will be hard to get housing any closer to the transit station and is willing to let the petition move ahead because it would put people close to the station.

**PLANNER**

John Kinley (704) 336-8311