



Zoning Committee Recommendation

Rezoning Petition 2025-097

December 2, 2025

REQUEST

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

Proposed Zoning: CG(CD) (General Commercial, conditional)

LOCATION

Approximately 1.22 acres located west of North Tryon Street, south of Orchard Trace Lane, and north of Graham Meadow Drive.

(Council District 1 - Anderson)

PETITIONER

JBH Investments, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

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

- The *2040 Policy Map* recommends the Community Activity Center Place Type.

However, 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 adjacent community has expressed strong support and a clear desire for the type of commercial use proposed in this petition.
- The proposed use is within walking distance of many area residents, and the plan includes accommodations for customers who may choose to arrive on foot.
- However, the site's location along North Tryon Street may present a barrier to pedestrians due to high traffic volumes and the street's auto-centric design. As such, the inclusion of an accessory drive-through aligns with the current development pattern in the area.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Community Activity Center Place Type to the Commercial Place Type for the site.

Motion/Second: McDonald / Gaston
Yeas: McDonald, Gaston, Millen, Shaw, and Caprioli
Nays: Welton
Absent: Stuart
Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald noted that the nearby Hidden Valley community has expressed support for the proposed use. She stated that she also supports the proposed plan and believes the accessory drive-through is appropriate for this location. Commissioner McDonald added that the drive-through and parking area could be adapted in the future to a use more compatible with the area's transit-oriented goals, but she currently views the plan as a benefit to the community.

Commissioner Gaston also expressed support for the rezoning. She echoed the sentiment that the Hidden Valley community supports the plan and believes the currently vacant property should be utilized in a way that benefits the neighborhood.

Commissioner Millen agreed with the other commissioners, stating that the area is in need of new development and that the proposal would be beneficial.

Chairperson Welton noted that the rezoning site is located very near the Tom Hunter LYNX Blue Line Station platform. He questioned the appropriateness of allowing a drive-through use in such close proximity to a transit station and asked how long the City will continue to approve car-centric uses near transit infrastructure. Chairperson Welton expressed that while the community could benefit from new development, it should be less auto-centric in nature, and he noted that the current zoning already permits uses such as coffee shops.

There was no further discussion of this petition.

MINORITY OPINION

Chairperson Welton stated that he is not opposed to economic development opportunities along the North Tryon Street Corridor. However, he does not believe that new car-centric uses are appropriate within 1,000 feet of a light rail station.

PLANNER

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