



## Zoning Committee Recommendation

Rezoning Petition 2023-065

October 31, 2023

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### REQUEST

Current Zoning: ML-2 (manufacturing and logistics, 2)  
Proposed Zoning: CAC-2 (community activity center, 2)

### LOCATION

Approximately 3.89 acres located at the southeast intersection of Statesville Avenue and Sylvania Avenue, west of North Graham Street.  
(Council District 1 - Anderson)

### PETITIONER

ATC Properties & Management, LLC

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 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* calls for Community Activity Center.

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 North Graham Street/North Tryon Street (NGNT) is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that could better align with the goals of the NGNT corridor.
- This rezoning site abuts Camp North End, an ongoing adaptive reuse project that has converted a former industrial site to a vibrant hub of commercial and office uses. The nature of development allowed in the CAC-2 district is compatible to the entitlements of Camp North End's zoning in terms of building forms and uses.
- Redevelopment on this site would not interfere with sensitive land uses such as single family neighborhoods since it is located among a mix of industrial and

commercial development as well as multi-family residential areas.

- The CAC-2 district maintains high design standards and encourages multi-modal transportation with a focus on bettering pedestrian environments.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

Motion/Second: Whilden / Lansdell

Yeas: Lansdell, Russell, Welton, Whilden, Winiker

Nays: None

Absent: Neeley

Recused: Sealey

#### **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**

Holly Cramer (704) 353-1902