



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-113

October 7, 2025

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics-2)

Proposed Zoning: IMU (Innovation Mixed-Use)

LOCATION

Approximately 1.0 acre located at the southwest intersection of South Gardner Ave and Chamberlain Ave, and North of Savona Mill Lane

(Council District 2 – Graham)

PETITIONER

410SG Partners, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 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* (2022) 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 *2040 Policy Map* place type of Innovation Mixed-Use (IMU). The IMU district permits a variety of uses that are in keeping with the character of the area which is rapidly diversifying from heavy industrial to a mix of light industry, office, retail, restaurant, and residential development.
- The petition is consistent with recent rezonings in the vicinity that include both the adaptive reuse of existing structures as well as new mixed-use developments while utilizing UDO design standards that are pedestrian oriented.
- The site is located within a 1/4-mile walk of the Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site has convenient access to number 1, 8, and 34 CATS local buses as well as the LYNX Gold Line

providing service between Little Rock and Scott Futrell Roads, the Callabridge Commons and Paw Creek Shopping Center, and the Charlotte Transportation Center.

Motion/Second: Stuart / Gaston

Yeas: Stuart, Gaston, Welton, McDonald, Millen,
Caprioli, Shaw, and Welton

Nays: None

Absent: None

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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