



Zoning Committee

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**REQUEST**

Current Zoning: ML-2 (Manufacturing & Logistics-2)  
Proposed Zoning: N2-B (Neighborhood 2-B)

**LOCATION**

Approximately 0.375 acres located along the north side of The Plaza, west of E Sugar Creek Road, and east of Sweetbriar Street.  
(Council District 1 - Anderson)

**PETITIONER**

Helix Holdings, LLC

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**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 **inconsistent** 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 Neighborhood 1 Place Type for the site.

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:

- This site is located just east of NoDa's core on a portion of The Plaza that contains a multitude of uses including commercial, institutional, and residential. Some properties along the south side of the adjacent Aberdeen Carolina and Western Railway are designated as industrial, ML-2 zoning; but the area is shifting away from such uses. This gradual change is captured in the *2040 Policy Map* which calls for the Community Activity Center Place Type on these formerly industrial properties adjacent to the rezoning.
- Although this petition is inconsistent with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type, the request would bring the rear portion of four parcels under the same zoning district as the remainder of the four parcels, Neighborhood 2-B. The application of the Neighborhood 2 Place Type at this location is supported by the existing N2-B zoning along The Plaza and is cohesive with the abutting Community

Activity Center and Neighborhood 1 Place Types.

- The site’s current split-zoning condition constricts utilization of the site. The development of industrial uses under the current zoning of the 0.38-acres is not feasible and would be incompatible with the single family homes on the southern portion of the four parcels, outside of the rezoning boundary. Removing the ML-2 entitlements may create a preferred land development pattern.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

Motion/Second: McDonald / Sealey  
 Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart  
 Nays: None  
 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*.

Chairperson Blumenthal noted that although the rezoning would modify the *2040 Policy Map*, correcting the split-zoning at this site makes sense and the requested zoning is appropriate for this location along The Plaza.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902