



Zoning Committee

**REQUEST**

Current Zoning: Current Zoning: N1-B (neighborhood 1-B)  
Proposed Zoning: UR-1(CD) (urban residential, conditional)

**LOCATION**

Approximately 1.84 acres located on the south side of Tom Hunter Road, west of North Tryon Street, and east of Monteith Drive.  
(Council District 1 - Anderson)

**PETITIONER**

Urban Trends Real Estate, Inc.

**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** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type for this site.

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:

- This petition proposes to add to the variety of housing options in the area.
- The proposed building form is consistent with the Neighborhood 1 Place Type.
- The petition commits to a 10-foot Class C buffer along the eastern property line.
- The petition proposes to improve the streetscape along Tom Hunter Road with an 8-foot sidewalk and planting strip. Additionally, a 6-foot sidewalk and 8-foot planting strip is proposed for the private street within the site.
- This site would be well served by public transit with access to the bus route along Tom Hunter Road and a CATS stop within a ½ mile of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

- 6: Healthy, Safe & Active Communities.

Motion/Second: Lansdell / Russell  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 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*.

Commissioner Whilden asked if a CATS representative was in attendance. Staff responded that they were not. A few commissioners stated this would be a good opportunity to explore "last mile travel" options with CATS.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225