



Zoning Committee Recommendation

Rezoning Petition 2021-236

May 3, 2022

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-CC (transit oriented development, community center)

LOCATION

Approximately 1.83 acres located on the south side of Rountree Road and north side of Minuet Lane, west of Old Pineville Road.
(Council District 3 - Watlington)

PETITIONER

RJS Properties

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 **inconsistent** with the *Woodlawn Transit Station Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/industrial-warehouse-distribution uses on this 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:

- The subject site is within a ½-mile walk of the Woodlawn Station.
- The TOD-CC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station, or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The subject site is directly adjacent to other parcels zoned TOD-CC and is an area that is steadily shifting away from industrial and auto-oriented uses to development that is more compatible with the intentions of the TOD zoning districts to encourage transit-supportive uses.
- The use of the conventional TOD-CC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan* (2008) from office/industrial-warehouse-distribution uses to transit oriented development for the site.

Motion/Second: Blumenthal / Chirinos

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, and Welton

Nays: None

Absent: Ham, Spencer

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Chairperson Samuel noted that the current business owner on the site had reached out to express concern over finding a new location to operate their business. The business owner emphasized that there are fewer areas zoned for light industrial uses as they have transitioned away to other zoning districts and land uses. Chairperson Samuel commented that it is important to be conscious of this growing issue for industrial business owners facing constraints for where they can operate. However, Chairperson Samuel added that she does not take issue with this particular petition.

In response to Chairperson Samuel's comments, Commissioner Chirinos asked if there are provisions in the comprehensive plan and Charlotte Future 2040 Policy Map that could relocate businesses such as the one on this site to areas that will continue to accommodate industrial uses under their assigned placetype in the 2040 Policy Map. Chairperson Samuel responded that they would meet to discuss the topic.

There was no further discussion of this petition.

PLANNER

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