



Zoning Committee Recommendation

Rezoning Petition 2021-245

June 7, 2022

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD(CD) (mixed use development district, conditional)

LOCATION

Approximately 1.44 acres bound by the south side of Carter Avenue and north side of Woodward Avenue, west of Vanderbilt Road, and east of Statesville Avenue.
(Council District 1 - Egleston)

PETITIONER

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *Statesville Avenue Corridor Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial land uses.

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 petition is a more appropriate use on the edge of the established Druid Hills neighborhood to the north.
- The petition would be a more compatible use to the adjacent neighborhoods, rather than the existing, more noxious automotive repairs uses at the site.
- The proposed residential units compliment the growing Camp North End redevelopment, located to the south of Woodward Avenue, and provide potential residents with opportunities for enjoying recreation, the arts, and dining options within easy walking distance.
- The petition commits to enhancing connectivity and the pedestrian environment by including front porch stoops on all homes and walkways which will connect all residential entrances to sidewalks along public and private streets.
- The petition will improve the streetscape on the Woodward Avenue and Carter Avenue frontage.
- The petition is a good opportunity for infill housing

units in a growing area.

The approval of this petition will revise the adopted future land use as specified by the *Statesville Avenue Corridor Area Plan*, from industrial land uses to attached residential land uses for the site.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton asked what the adjacent existing zoning district was. Staff responded MUDD-O and I-2 zoning. Staff clarified that the units could be for rent or for sell which was a change from the original site plan note of for sale only. It was noted that the petitioner reached out to the community representative to see if the clarification presented any issues.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225