



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2022-011

June 7, 2022

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**REQUEST**

Current Zoning: R-17MF (multi-family residential)  
Proposed Zoning: INST (institutional)

**LOCATION**

Approximately 8.34 acres located at the northwest intersection of North Tryon Street and West Sugar Creek Road, east of West Craighead Road.  
(Council District 1 - Egleston)

**PETITIONER**

Starmount Healthcare Management

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**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 **consistent** with the *North Tryon Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends institutional land uses.

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 area plan's recommendation of institutional land uses for this site.
- The site abuts other institutional land uses to the east and west and residential land uses to the north. Religious, educational, and institutional uses are considered compatible with residential land uses.
- This petition will provide a benefit to the surrounding neighborhoods by creating a temporary medical clinic at this site, increasing health care access for surrounding residents.
- The petition aligns with the area plans focus to "preserve and maintain the existing civic and residential uses as they are essential elements that contribute to the vision for the corridor."

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 consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225