



Zoning Committee

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**REQUEST**

Current Zoning: B-2 (general business)  
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

**LOCATION**

Approximately 3.74 acres located on the west side of South Tryon Street and northeast side of Pressley Road, east of Interstate 77.  
(Council District 3 - Watlington)

**PETITIONER**

Chris Ogunrinde, Urban Trends Real Estate, Inc.

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**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 *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 Commercial Place Type at 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 site is a 1-mile walk to both the Woodlawn Station and Scaleybark Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- This rezoning site is adjacent to a number of parcels in the Community Activity Center place type and in an area with an increasing number of parcels zoned TOD-NC and TOD-TR as the uses shift from industrial and auto-centric development to more transit-supportive projects.
- The TOD-NC zoning district maintains the high level of design standards associated with the TOD-UC zoning district, but TOD-NC is more appropriate for this site due to its surrounding context of more moderately

intense uses.

- The use of conventional TOD-NC zoning applies standards and regulations to create the 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 *2040 Policy Map* (2022), from Commercial to Neighborhood Center.

Motion/Second: Barbee / Russell  
 Yeas: Barbee, Gussman, Welton, Rhodes, Russell  
 Nays: None  
 Absent: Gaston, Harvey  
 Recused: None

## ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Chairman Gussman commented that the petitioner team reached out to Zoning Committee with an update regarding the relocation assistance action plan that has been developed in conjunction with the Crisis Assistance Ministry. Chairman Gussman added that he is appreciative that the petitioner is being sensitive to the needs of residents and existing utilization of the site.

Commissioner Welton noted that he was fine with the petition but would have to do more reading on the draft UDO and the place types to understand which uses in the Commercial Place Type would make this petition inconsistent with the *2040 Policy Map* and warrant a change in the recommended place type.

Staff responded to Commissioner Welton that the inconsistency of this petition with the *2040 Policy Map* is representative of the Commercial Place Type's intention and goals to be readily accessible by personal cars and cater to more auto-oriented environments. The development allowed in the Commercial Place Type would not necessarily be compatible with the pedestrian and transit-supportive infrastructure that is expected and required in the TOD-NC district.

There was no further discussion of this petition.

## PLANNER

Holly Cramer (704) 353-1902