



## Zoning Committee Recommendation

Rezoning Petition 2022-064

December 6, 2022

---

---

### REQUEST

Current Zoning: B-2 PED (general business, pedestrian overlay)  
Proposed Zoning: B-2 PED-O (general business, pedestrian overlay optional)

### LOCATION

Approximately 8.6 acres bound by the south side of Central Avenue, west side of Pecan Avenue, and north side of East Independence Boulevard.

(Council District 1 - Anderson)

### PETITIONER

Crosland Southeast

---

### 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* recommends Community Activity Center.

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 rezoning petition does not modify the entitled land uses for the site.
- Through the use of an optional provision, this proposal would allow for the development of one rooftop sign on a building that is less than 30' in height. No other changes to the site or optional provisions are proposed in this rezoning petition.
- The proposed sign would provide a visual identifier along Central Avenue for the planned Commonwealth mixed-use development.

The limited scope of this rezoning petition maintains the intent of the pedestrian overlay along this corridor in Plaza Midwood and does not significantly alter the pedestrian-level viewsheds of the area.

Motion/Second: Rhodes / Russell

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes,  
Russell, 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 *2040 Policy Map*.

Chairman Gussman noted that the community has been closely involved with this petition.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902