



Zoning Committee Recommendation

Rezoning Petition 2022-165

December 6, 2022

REQUEST

Current Zoning: O-1 (office) and I-1 (light industrial)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 10.09 acres located on the south side of Milton Road and west side of Barrington Drive, northwest of North Sharon Amity Road.
Council District 1 - Anderson

PETITIONER

Winterwood, Inc.

**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 based on the information from the staff analysis and the public hearing, and because:

- The adopted policy map recommends the Neighborhood 2 Place Type.

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 proposal for multi-family residential is consistent with the Neighborhood 2 Place Type goal to, "provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population."
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, noting all outstanding issues were addressed and that it is consistent with the *2040 Policy Map*. Planning staff confirmed that the appropriate zoning district must be in place prior to seeking tax credits. Commissioner Lansdell identified the site as located on a high injury network and noted the need for equitable outcomes with respect to equity. Commissioner Welton inquired about the ability to access a map or layer that identifies high injury location, and Vision Zero was mentioned. There was no further discussion of this petition.

PLANNER

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