



Zoning Committee

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**REQUEST**

Current Zoning: I-2 (General Industrial)  
Proposed Zoning: UR-2(CD) (Urban Residential, Conditional),  
MUDD(CD) (Mixed Use Development District, Conditional)

**LOCATION**

Approximately 7.41 acres located on the north side of W Trade Street near the intersection with Wells Meadow Drive.  
  
(Council District 2 - Graham)

**PETITIONER**

Sere Ventures, LLC

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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 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 Innovation Mixed-Use place type for the site.

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 proposed single family attached dwellings and adaptive reuse of the existing building on site are consistent with the character of the recommended place type.
- There have been several recently approved rezonings in this segment of the Rozzelles Ferry Road corridor to allow single family attached residential dwellings. Paired with new office and commercial development in the area, the medium density housing proposed will complement a burgeoning urban neighborhood.
- The site is located  $\frac{3}{4}$  mile from a Lynx Gold Line transit stop, Johnson C. Smith University and the Five Points Plaza. The site is also less than  $\frac{1}{4}$  mile from CATS bus stops along Rozzelles Ferry Road.
- The petition will contribute to pedestrian and bicycle mobility in the vicinity through implementation of 8' planting strip and 8' sidewalk along the site's West

Trade Street frontage and dedication of an easement along Stewart Creek for future greenway extension.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

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

**ZONING COMMITTEE DISCUSSION**

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

Commissioner Lansdell asked for confirmation that the property was adjacent to railroad to the north. Staff confirmed that it is adjacent to an active railroad to the north. Lansdell asked how the site would be connected to the greenway easement. Staff replied that there would be a direct connection between the site through an easement. Lansdell inquired about site access. Staff replied that access is only from W Trade Street and that driveway types are coordinated during permitting.

Commissioner Harvey asked for clarification on the driveway locations. Staff replied that access is limited to W Trade Street. Harvey asked for confirmation that W Trade Street provides access to a Neighborhood 1 place type. Staff confirmed that W Trade Street does provide access to the Smallwood community of single family residences. Staff also commented that many of the properties opposite Stewart Creek from the site have been purchased by the County through their floodplain buyout program.

Commissioner Rhodes commented that she has received communication from neighbors indicating support for the petition.

**PLANNER**

Joe Mangum (704) 353-1908