



Zoning Committee

**REQUEST**

Current Zoning: N1-D (neighborhood 1-D), CG (general commercial), and I-1(CD) (light industrial, conditional)  
Proposed Zoning: TOD-NC (transit-oriented development-neighborhood center)

**LOCATION**

Approximately 9.072 acres located on the west side of South Tryon Street and south side of Orchard Circle, east of Interstate 77.  
(Council District 3 - Watlington)

**PETITIONER**

Southend Walk, LLC

**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 **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1, Commercial, Innovation Mixed-Use, and Manufacturing Logistics Place Types.

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 within a 1-mile walk of the 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.
- Immediately adjacent to the site are a number of parcels zoned TOD-NC, representing an ongoing shift in this area to more transit-supportive redevelopment projects.
- Though the rezoning site is inconsistent with the recommended place types, the parcels are adjacent to areas under the Neighborhood Center and Community

Activity Center Place Types on two sides and the area is near the major transit corridors in lower South End.

- 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 site is served by the number 16 CATS local bus along South Tryon Street.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current Neighborhood 1, Commercial, Innovation Mixed-Use, and Manufacturing Logistics Place Types to the Neighborhood Center Place Type for the site.

Motion/Second: Lansdell / Whilden  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Claire Lyte-Graham (704) 336-3782