



Zoning Committee

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**REQUEST**

Current Zoning: R-22MF (multi-family residential)  
Proposed Zoning: O-1(CD) (office, conditional)

**LOCATION**

Approximately 1.52 acres located on the northwest corner of Statesville Avenue and Newland Road, west of Norris Avenue. (Council District 1 - Egleston)

**PETITIONER**

Novant Health, Inc.

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**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:

This petition is found to be inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The area plan recommends multi-family residential uses.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site is appropriate for office use given its location along Statesville Avenue and within the mixed use neighborhood of Brightwalk; and
- The office use is compatible with and supports the mix of use along Statesville Avenue and the adjacent Brightwalk Retail Village located directly across Newland Road; and
- The site design strengthens and supports the desired pedestrian-oriented development form along Statesville Avenue with the building oriented to the street and a plaza area at the intersection of Newland Avenue; and
- The site design accommodates the future alignment of the drive entrance with Double Oaks Road, which would improve connectivity in the community.

Motion/Second: Samuel / Gussman

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Committee members complimented the use and noted it creates a nice gateway.

There was no further discussion of this petition.

**PLANNER**

Sonja Sanders (704) 336-8327