



Zoning Committee

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**REQUEST**

Current Zoning: I-1 (light industrial) and I-2 (general industrial)  
Proposed Zoning: TOD-CC (transit oriented development – community center)

**LOCATION**

Approximately 1.74 acres located on the west side of South Boulevard, north of Clanton Road.  
(Council District 3 - Mayfield)

**PETITIONER**

Investicore, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Scaleybark Transit Station Area Plan* and *New Bern Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plans recommend transit supportive development for the site.

Therefore 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:

- A portion of the subject site is within ½-mile walk of the Scaleybark Station on the LYNX Blue Line.
- A portion of the subject site is within ½-mile walk of the New Bern Station on the LYNX Blue Line.
- The proposal permits a site previously used for office, industrial, and warehouse to convert to transit supportive land uses.
- Use of conventional TOD-CC (transit oriented development – community center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: McClung / Gussman

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

Nays: None

Absent: Ham  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Solomon Fortune (704) 336-8326