



Zoning Committee

REQUEST

Current Zoning: I-1 (light industrial) and I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed use development, optional)
with 5-year vested rights.

LOCATION

Approximately 28 acres generally surrounded by Stewart
Avenue, Chamberlain Avenue, Turner Avenue, State Street and
Stewart Creek.
(Council District 2 - Harlow)

PETITIONER

Argos Real Estate Advisors, 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:

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 plan recommends industrial land uses.

However we find this petition to Choose an item. public interest
based on information from the staff analysis and the public
hearing and because:

- While the petition is inconsistent with the industrial land use recommendation, the proposed revitalization of the site for residential/office and/or retail uses is compatible with the surrounding residential neighborhood, and with the goals established by the West Trade/Rozzelles Ferry CNIP in 2015.
- The industrial land use is no longer compatible with the surrounding residential uses along Turner Avenue and State Street.
- The proposed site plan includes commitments to maintain and restore the existing mill building unless determined unfeasible by a third party.
- The conditional notes provide commitments to both on-site and off-site transportation improvements to mitigate impacts from the redevelopment of the site.
- The petition will provide pedestrian improvements to create a more walkable environment and better integrate into the surrounding area.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial to office/retail/residential uses for the site.

Motion/Second: Watkins / Gussman
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, noting updates to the site plan since the public hearing regarding street cross-sections, and clarification of language in development notes. Staff stated the petitioner was continuing to work with Mecklenburg County Park and Recreation on dedication and conveyance of land for future greenway use. Staff stated the plan is inconsistent with the *Central District Plan*, but that the use is compatible with the surrounding area. The Zoning Committee voted to suspend the rules to allow the agent for the request to address the greenway item. Ms. Brittany Lins addressed the Committee, stating that part of the rezoning project involves activating the trolley and that part of the area being requested for dedication is where the tracks lie. A Commissioner asked if a note could be placed on the site plan committing to dedication and conveyance once the issue with trolley tracks resolved. Ms. Lins responded that there is a desire for flexibility but the intent is to incorporate the greenway as an amenity so the petitioner will continue to work with Park and Recreation to ensure this item is handled. Another Commissioner expressed concerns about how this project will affect affordability in the general area.

There was no further discussion of this petition.

PLANNER

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