



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-048

August 4, 2020

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**REQUEST**

Current Zoning: B-1(CD) (neighborhood business, conditional), O-1(CD) (office district, conditional)  
Proposed Zoning: MUDD-O (mixed-use development, optional)

**LOCATION**

Approximately 24.605 acres located along the eastern side of John Adams Road, north of Mallard Creek Church Road, and east of Interstate 85.  
(Council District 4 - Johnson)

**PETITIONER**

Flournoy Development Group

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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 *Northeast Area Plan* (2000) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mixture of research/office/retail 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:

- While the Northeast Area Plan (2000) does not call for residential uses for this site, it does identify this site as a neighborhood center, which can include residential uses.
- The plan recommends higher density residential uses in areas close to a transit corridor. This site's density proposal of 17.15 dwelling units per acre and its proximity to the West Mallard Creek Church Road and Interstate 85 intersection are appropriate for what the plan recommends for areas close to a transit corridor.
- This petition will add to the mixed uses desired in a neighborhood center by providing office and non-office uses in addition to the proposed residential uses.
- The petition commits to an open space amenity that will include hardscape areas, landscaping, lighting, and walkways.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan* (2000), from

research/office/retail uses to residential/office/retail uses for the site.

Motion/Second: Kelly / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

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.

There was no further discussion of this petition.

#### **PLANNER**

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