



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-126

January 5, 2021

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-TR (transit oriented development-transition)

LOCATION

Approximately 4.25 acres located along the east side of Yeoman Road, southwest of Verbena Street and west of Old Pineville Road.
(Council District 3 - Watlington)

PETITIONER

Carolina Capital Real Estate Partners

**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 *Woodlawn Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/industrial warehouse distribution.

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 just under one mile from Woodlawn Station on the LYNX Blue Line.
- Since the adoption of the plan, TOD and mixed use development has advanced in the Lower South End area in the direction of this parcel significantly.
- The proposal allows a site previously used for industrial/office/warehouse to convert to transit supportive land uses.
- Use of conventional TOD-TR 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.
- The TOD-TR district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Station Area Plan*, from the current recommended office/industrial warehouse distribution uses to transit oriented development uses for the site.

Motion/Second: Welton / Barbee

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

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 adopted area plan. Staff stated the site abuts property zoned TOD and is within 1 mile of the Woodlawn Station. There was no discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782