



## Zoning Committee Recommendation

Rezoning Petition 2021-067

August 3, 2021

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### REQUEST

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

### LOCATION

Approximately 3.45 acres located on the east side of South Tryon Street and the northwest of Yancey Road, west of Old Pineville Road.

### PETITIONER

(Council District 3 - Watlington)  
Terwilliger Pappas

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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 *Scaleybark Transit Station Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because

- The plan recommends office, industrial, and warehouse distribution uses for the site.

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 over a ½-mile walk of the Scaleybark Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an existing streetcar stop.
- The petition would allow for the redevelopment of the site to transit oriented uses.
- The TOD-NC zoning district maintains the high level of design standards associated with the TOD-UC zoning district, but TOD-NC is more appropriate for this site due to its lesser intensity.
- The use of conventional TOD-NC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *Scaleybark Transit Station Area Plan*

(2008), from industrial uses to transit oriented development for the site.

Motion/Second: Blumenthal / Welton

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

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**

Holly Cramer (704) 353-1902