



Zoning Committee Recommendation

Rezoning Petition 2022-068

August 3, 2023

REQUEST

Current Zoning: N1-A (Neighborhood 1)
Proposed Zoning: CAC-1 (Community Activity Center)

LOCATION

Approximately 2.03 acres located on S Tryon Street at the intersection with Wright's Ferry Road.
(Council District 3 - Watlington)

PETITIONER

Barbara A. Freeman

**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:

To Approve:

This petition is found to be inconsistent with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type for the site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is adjacent to Community Activity Center place type.
- The Community Activity Center place type could be considered appropriate for this site given the S Tryon Street frontage and commercial, multifamily, single family attached, and institutional uses along this segment of S Tryon Street.
- The small acreage of the site and limited access (only from S Tryon Street) will limit the intensity of the proposed CAC-1 uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy*

Map (2022) from Neighborhood 1 place type to Community Activity Center place type for the site.

Motion/Second: Sealey / Winiker
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell asked for additional clarification on staff's rationale of support given the adjacency to N1 place type, single family attached uses, and institutional uses. Staff replied that the CAC-1 district was recommended by land use planning staff based on the adjacency to CAC place type. In the upcoming refinement of the *2040 Policy Map* staff will looking to round out the edges of the CAC place type and this rezoning would be in agreement with that effort.

PLANNER

Joe Mangum (704) 353-1908