



Zoning Committee

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<b>REQUEST</b>	Current Zoning: ML-2 (Manufacturing & Logistics) & MUDD-O (Mixed-Use Development District-Optional) Proposed Zoning: IMU (Innovative Mixed Use)
<b>LOCATION</b>	Approximately 15 acres located on the block bounded by State Street, Gesco Street, Tuckaseegee Road, and Berryhill Road. (Council District 2 - Graham)
<b>PETITIONER</b>	Third & Urban, LLC

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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:

**To Approve:**

This petition is found to be **consistent** 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 Innovation Mixed Use place type for the site.

Therefore, 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 petition is consistent with the recommended Innovation Mixed Use place type.
- The petition would allow adaptive reuse of the existing structures on site while also permitting new development in a pedestrian oriented design.
- The petition is consistent with recent rezonings in the vicinity that include both adaptive reuse and new construction to permit mixed-use development.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - o 1: 10 Minute Neighborhoods
  - o 5: Safe & Equitable Mobility
  - o 8: Diverse & Resilient Economic Opportunity
  - o 9: Retain Our Identity & Charm

Motion/Second: Sealey / Whilden  
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 consistent with the *2040 Policy Map*.

Commissioner Sealey asked if there was an opportunity to connect a street from this site to Gesco Street given the common ownership of both parcels. Staff replied that the property on Gesco Street has a conditional zoning and an effort to connect a street through would require an additional rezoning.

**PLANNER**

Joe Mangum (704) 353-1908