



Zoning Committee

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**REQUEST**

Current Zoning: N1-B (neighborhood 1, B)  
Proposed Zoning: N2-A (neighborhood 2, A)

**LOCATION**

Approximately 0.593 acres located along the north side of Cannon Avenue and the east side of North Graham Street, south of Oneida Road.  
(Council District 1 - Anderson)

**PETITIONER**

Lockstar, 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 **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* calls for Neighborhood 1.

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:

- This portion of the North Graham Street corridor hosts industrial and commercial uses among small pockets of residential areas. The subject site is not situated in a large tract of single family homes; and given the adjacent commercial and industrial uses, a rezoning for this parcel to a Neighborhood 2 district would not be very disruptive to the existing residential area.
- Moderate intensification of uses is appropriate for corner lots such as this so that uses that differ from the existing single family core are limited to the periphery where the parcels already abut commercial and light industrial uses.
- The Neighborhood 2, A zoning district is largely limited to residential and some commercial uses under prescribed conditions. Although the petition is inconsistent with the Policy Map recommendation for Neighborhood 1, applying the least intense Neighborhood 2 zoning district to the site would not differ drastically from the uses allowed with the current

entitlements. If the rezoning is successful, it would establish a more obvious transition and buffer between noxious uses to the south and west and the single family area to the north and east.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

Motion/Second: Whilden / Sealey  
 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*.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902