



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-147

April 21, 2025

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics-2)
Proposed Zoning: IMU(CD) (Innovation Mixed-Use, Conditional)

LOCATION

Approximately 2.11 acres located along the east side of North Graham Street, north of Kennedy Street, and south of Johnson Road.
(Council District 1 - Anderson)

PETITIONER

Cristina Septimio

**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* (2022) calls for the Manufacturing & Logistics Place Type.

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 corridor houses long-standing industrial uses among smaller areas of commercial activity. However, it is also part of the North Graham Street/North Tryon Street Corridor of Opportunity (NGNT). The NGNT is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from only manufacturing and logistics uses to a more balanced mix of uses that could better align with the goals of the NGNT Corridor.
- This petition includes one condition to prohibit residential uses on the site. Given the surrounding industrial context and anticipated future uses in the immediately adjacent area, residential development

would not be appropriate at this location.

- The Innovation Mixed-Use zoning district allows for a range of uses such as commercial, office, and artisan industrial development. This zoning district is intended to be applied at sites such as these that have housed industrial uses previously but are transitioning away to a broader array of uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing & Logistics Place Type to the Innovation Mixed-Use Place Type for the site.

Motion/Second: Sealey / Shaw

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

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