

**ZONING COMMITTEE
RECOMMENDATION
January 25, 2006**

Rezoning Petition No. 2006-008

Property Owner: 1927 South Tryon LLC

Petitioner: 1927 South Tryon LLC

Location: Approximately 1.62 acres located north of Doggett Street and southeast of S. Tryon Street

Request: I-2, general industrial to TOD-M, transit oriented district – mixed used district

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

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| Yeas: | Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, and Sheild |
| Nays: | None |
| Absent: | None |

Summary of Petition

This petition proposes to rezone approximately 1.62 acres to allow transit oriented development within the transit corridor. The property is currently zoned I-2 conventional and allows intense industrial uses and outdoor storage. As it is a conventional zoning, there is no associated site plan. Hughes Building Supply currently has an industrial warehouse on the property.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that it is a conventional request with no associated site plan. The proposal is consistent with the *South End Transit Station Area Plan* and staff is recommending approval.

Statement of Consistency

Upon a motion made by Sheild and seconded by Cooksey the Zoning Committee unanimously found this petition to be consistent with the adopted plans.

Vote

Upon a motion made by Cooksey and seconded by Howard the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.