

**ZONING COMMITTEE  
RECOMMENDATION  
December 27, 2006**

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**Rezoning Petition No. 2006-162**

**Property Owner:** Bailey Family of Mecklenburg County Alpha, LLC

**Petitioner:** Heath Partners, LLC

**Location:** Approximately 1.2 acres located on the southwest corner of East Worthington Avenue and Cleveland Avenue.

**Request:** B-1, neighborhood business to TOD-R (CD), transit oriented development-residentially oriented, conditional district

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

**Vote:**      Yeas:            Carter, Cooksey, Loflin, Randolph, Ratcliffe, Sheild and Simmons

                 Nays:            None

                 Absent:            None

**Summary of Petition**

The request is to rezone approximately 1.2 acres located on the southwest corner of E. Worthington Ave. and Cleveland Ave., from B-1 neighborhood business to TOD-R(CD) transit oriented development, residential, conditional district, in order to facilitate the construction of a maximum of 80 residential condominium units. The building may reach a height of up to 5 stories, but will not exceed 65 feet above the driveway entrance at East Worthington Avenue.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that it is consistent with the South End Transit Station Area Plan and appropriate for approval.

**Statement of Consistency**

Upon a motion made by Commissioner Carter and seconded by Commissioner Shield the Zoning Committee unanimously found this petition to be consistent with the South End Station Area Plan and to be reasonable and in the public interest.

**Vote**

**Upon a motion made by Commissioner Carter and seconded by Commissioner Ratcliffe the Zoning Committee voted unanimously to recommend approval of this petition.**

**Staff Opinion**

Staff agrees with the recommendations of the Zoning Committee.