

**ZONING COMMITTEE  
RECOMMENDATION  
December 19, 2007**

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**Rezoning Petition No. 2007-143**

**Property Owner:** Carrie Bell McClellan by entirety

**Petitioner:** Dave Ransenburg-Gateway Homes, LLC

**Location:** Approximately .93 acre located on the northwest corner of N. Tryon Street and Pavilion Boulevard

**Center, Corridor or Wedge:** Corridor

**Request:** R-3, single-family residential up to 3 dwelling units per acre to NS, neighborhood services

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

**Vote:**

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| Yeas:    | Howard, Johnson, Lipton, Loflin, Randolph, and Rosenburgh |
| Nays:    | None  |
| Absent:  | Sheild  |
| Recused: | None  |

**Summary of Petition**

The request is to rezone approximately .93 acre located on the northwest corner of N. Tryon Street and Pavilion Boulevard from R-3 to NS in order to accommodate the construction of a neighborhood oriented 2-story building with up to 10,000 square feet of general and medical offices. A portion of the site is developed with a single-family residence, and the remainder is vacant.

**Zoning Committee Discussion/Rationale**

Keith MacVean presented the petition, noting the existing and proposed land use and zoning designations of the subject site as well as surrounding area, and the development proposal for the parcel in question. Mr. MacVean noted that the request is inconsistent with the *Northeast District Plan*, but office could be supported due to the location of the parcel at an intersection and nearby existing and future development. There was no further discussion of the petition.

### **Consistency Statement**

A motion was made by Commissioner Loflin and seconded by Commissioner Johnson, to find this proposal inconsistent with the *Northeast Area Plan*, but reasonable and in the public interest. The motion passed unanimously.

### **Vote**

**Upon a motion by Commissioner Loflin and seconded by Commissioner Johnson, the Zoning Committee voted unanimously 6-0 to recommend APPROVAL of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.