



## Zoning Committee Recommendation

Rezoning Petition 2019-143

February 17, 2020

---

### REQUEST

Current Zoning: I-2 (industrial)  
Proposed Zoning: MUDD-O (mixed-use development, optional)

### LOCATION

Approximately 0.33 acres located at the southern intersection of N. Tryon Street and Liddell Street, .2 miles northeast of the Brookshire Freeway.  
(Council District 1 - Egleston)

### PETITIONER

Tara Ellerbe, Elite

---

### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *North Tryon Area Plan* (2010) based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/industrial-warehouse-distribution uses for the site.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The petition allows for the adaptive reuse of a vacant, 95-year old structure, supporting the North Tryon Area Plan's vision of "improving the area's physical condition, functional utility, economic viability, and appearance..."
- The petition may act as a springboard for future N. Tryon Street corridor improvements and development/redevelopment projects in close proximity of uptown, improving a traditionally industrial area with unattractive streetscapes and boarded up, deteriorating buildings.
- The petition supports the Plan's land use goals of "encouraging commercial revitalization to serve the needs of residents and businesses" as well as "stabilizing business and industrial uses through redevelopment and renovation..."

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from office/industrial-warehouse-distribution to office/retail for the site.

Motion/Second: Ham / Watkins  
Yeas: Gussman, Ham, McClung, Nwasike, Watkins  
Nays: None  
Absent: Wiggins, Spencer  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. Several commissioners expressed happiness with the proposal as a springboard for area redevelopment, for creativity of design, and for preservation of an older industrial building in a functional/interesting way.

There was no further discussion of this petition.

**PLANNER**

William Linville (704) 336-4090