



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 1.01 acres located at the eastern corner of the intersection of Seigle Avenue and Van Every Street.  
(Council District 1 - Egleston)

**PETITIONER**

Matt Connolly, Pike Properties, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Belmont Area Revitalization Plan* based on the information from the staff analysis and the public hearing and because:

- The Plan recommends residential uses up to 22 dwelling units per acre.

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's proposed adaptive reuse satisfies the plan's guiding principle of taking a preservation-oriented approach by retaining the existing buildings on the site.
- The plan's recommended future land use for this site was developed under the assumption that a Hope VI redevelopment project was going to be located on the site. That concept did not materialize.
- The petition's residential density of 12 dwelling units per acre is significantly less dense than the 22 dwellings units per acre that the plan would permit.
- The petition is in alignment with the plan's Land Use and Development Goals and Objectives in that it attempts to balance the provision of service retail with protection of residential areas. As this is an infill project, no homes will be removed for this petition.
- The petition's proposed uses are compatible with the surrounding residential and non-residential uses. While zoned industrial, there have been multiple approved rezonings to mixed use districts in the area. It is unlikely this area develops under its current industrial zoning.

- The petition will improve and extend Van Every Street and make needed pedestrian improvements along the site's frontage.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from residential to mixed residential/office/retail uses.

Motion/Second: Gussman / Barbee

Yeas: Gussman, Ham, Spencer, Barbee, McClung,  
Nwasike

Nays: None

Absent: Watkins and Wiggins

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. A commissioner expressed gladness to see preservation of the small buildings on the site.

There was no further discussion of this petition.

#### **PLANNER**

William Linville (704) 336-4090