



Zoning Committee

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**REQUEST**

Current Zoning: I-2(CD) (general industrial, conditional)  
Proposed Zoning: UR-C(CD) (urban residential – commercial, conditional)

**LOCATION**

Approximately 11.48 acres located on the east side of Rozzelles Ferry Road, west of West Trade Street, near Judson Avenue and Zebulon Avenue.  
(Council District 2 - Graham)

**PETITIONER**

DRB Group (c/o James Martin)

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial land use for this 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 proposed residential development, while inconsistent with the industrial land use recommendation, is compatible with the office, retail and residential development pattern in the area.
- The site was rezoned in 2007 to I-2(CD), however it has remained mainly vacant with some office and retail uses, but never with industrial uses.
- The site is more appropriate for mixed use development including residential, as it is located within a Wedge and is within one mile of a Lynx Gold Line stop, adjacent to a bus route and greenway.
- The proposed density of 11.6 dwelling units per acre, is supported by the General Development Policies.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial use to residential up to 12 dwelling units per acre for the site.

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

### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

One of the committee members asked about the building that is located next to the subject property. Staff stated that it is the Charlotte Bar Association office.

A committee member wanted to know what types of questions were asked during the community meeting. Staff provided a brief summary of the community meeting report.

The committee chair asked if this site had any issues with brownfields. Staff responded that there were no outstanding issues with brownfield development on this site.

There was no further discussion of this petition.

### **MINORITY OPINION**

The committee chair has concerns about a residential site located next to an active Industrial Development.

### **PLANNER**

Lisa Arnold (704) 336-5967