



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 0.53 acres located at the SE corner of the intersection of Zebulon Avenue and Rozzelles Ferry Road.  
  
(Council District 2 - Graham)

**PETITIONER**

Leslie Hunter Miller, Miller & Hall PA

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 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* (1993) land use recommendation but **consistent** with the *General Development Policies*, which supports the requested residential density up to 17 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends heavy industrial and greenway uses for the site.
- The petition meets the General Development Policies locational criteria for consideration of up to 17 dwellings per acre.

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

- The proposed residential uses, while inconsistent with the adopted land use, are compatible with the existing residential development pattern in the area.
- Recent rezoning adjacent to this site rezoned the property from industrial to residential uses, making the petition more compatible with development on surrounding properties.
- The proposed residential density is supported by the General Development Policies.
- The petition would maintain recently installed streetscape improvements on Rozzelles Ferry Road.
- The site has direct access to a pair of CATS bus stops on Route 1. The petitioner has committed to improving the stop adjacent to the site with a waiting pad.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from heavy industrial uses to residential uses up to 17 dwelling uses per acre for a portion of the site not recommended for greenway uses.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that a portion of the site is inconsistent with the adopted area plan but consistent with the General Development Policies.

Committee Member Kelly commented that this petition was a good example of medium density housing in an appropriate location that can help maintain affordability in the area.

There was no further discussion of this petition.

**PLANNER**

Joe Mangum (704) 353-1908