



Zoning Committee

**REQUEST**

Current Zoning: I-1 (Light Industrial)  
Proposed Zoning: I-2 (General Industrial)

**LOCATION**

Approximately 0.5 acres located on the north side of Old Hebron Road, west of England Street, and east of Nations Ford Road.  
District 3 - Watlington

**PETITIONER**

Catalyst Investment Partners

**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:

**To Approve:**

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Manufacturing and Logistics place type.

Staff recommends approval of this petition.

Plan Consistency

- The petition is consistent with the *2040 Policy Map* recommendation for Manufacturing and Logistics.

Rationale for Recommendation

- The subject property is recommended for Manufacturing and Logistics and all surrounding properties are also recommended for Manufacturing and Logistics.
- Most of the parcel that the site is part of is already zoned I-2 and this is bringing zoning for entire parcel into one district – I-2.
- Immediately surrounding properties are zoned either I-1, I-2, or I-2(CD).
- The recommended land use and existing zoning context, the proposed I-2 zoning is appropriate
- The area along Old Hebron Road and E. Hebron Street is developed with industrial uses.
- The site does not abut residential use or zoning.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Lansdell / Russell  
Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes,  
Russell  
Nays: None  
Absent: Welton  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

There was no further discussion of this petition.

**PLANNER**

Emma Knauerhase (704) 432-1163