



Zoning Committee

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**REQUEST**

Current Zoning: ML-2 (Manufacturing and Logistics-2)  
Proposed Zoning: ML-2(CD) (Manufacturing and Logistics-2, Conditional)

**LOCATION**

Approximately 2.26 acres located along the north side of Dupree Street, west of Rozzelles Ferry Road, and south of I-85. (Council District 2 - Graham)

**PETITIONER**

William L Simmons

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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:

**To Approve:**

This petition is found to be **inconsistent** 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)* calls for Innovation Mixed-Use.

Therefore, 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 area between Dupree Street and Rozzelles Ferry Road includes many parcels zoned for Commercial, Manufacturing & Logistics, and Light Industrial uses.
- Across from this site on Rozzelles Ferry Road, past Odum Ave are CSX railroad tracks supporting the site's suitability for an industrial use.
- The site backs up to interstate 85 with additional light industrial uses to the east and west.
- With this requested zoning and the conditional notes, repair of vehicles is prohibited outdoors. Storage of all merchandise, auto parts, and supplies shall be within an enclosed structure.
- Vehicle repair facilities shall be screened along interior side and rear lot lines with a Class C landscape yard, unless a higher class of landscape yard is required by Article 20. The landscape yard is not required where such side or rear lot abuts a Manufacturing and Logistics Place Type.

- No partially dismantled, wrecked, junked, or discarded vehicles may be stored outdoors on the premises. This standard does not apply to vehicles under repair.
  - No vehicles may be stored on site for more than 90 days.
  - The sale of new or used vehicles is prohibited unless it is a permitted use in the zoning district.
  - No motor vehicles may be stored, and no repair work may be conducted in any public or network-required private street.
  - The petition could facilitate the following 2040 Comprehensive Plan Goals:
    - 8: Diverse & Resilient Economic Opportunity
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Innovation Mixed-Use Place Type to Manufacturing and Logistics.

Motion/Second: Neeley / Sealey  
 Yeas: Lansdell, Russell, Welton, Whilden, Winiker  
 Nays: None  
 Absent: None  
 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