



Zoning Committee Recommendation

Rezoning Petition 2024-064

May 6, 2025

REQUEST

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)

Proposed Zoning: ML-2(CD) ANDO (Manufacturing & Logistics-2, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 7.59 acres located on the north side of Shopton Road, east of Steve Chapman Drive, and west of Pinecrest Drive.

(Council District 3 - Brown)

PETITIONER

JF Lawrence Properties LLC

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* recommends Neighborhood 1 Place Type.

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 petition follows four similar adjacent petitions (2023-035, 2022-137, 2021-042 and 2020-119) which also rezoned N1 properties to allow for industrial uses.
- The rear portion of the site, closest to residential uses along Gerald Drive, is proposed to be preserved as tree save.
- The petition limits the possible uses to solely contractor office with outdoor storage.
- A 65' Class A landscape yard is required where adjacent to CG and N1-A zoning along the western property boundary.
- The location of the site being adjacent to industrial zoning and within the Airport Noise Disclosure Overlay makes it less suitable for residential development as currently zoned.

- 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* (2022) from Neighborhood 1 Place Type to Manufacturing & Logistics Place Type for the site.

Motion/Second: McDonald / Stuart

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

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*.

Chairperson Blumenthal asked for confirmation that the only change to the petition is the removal of the 9,500 square foot cap on building area. Staff confirmed that is the only change and that all other conditions remain.

Commissioner Shaw asked if the building envelope changed with the latest site plan. Staff replied that it did not change but would remove the conditional note limiting to building size to 9,500 square feet and allow flexibility for the petitioner in terms of using existing buildings and/or constructing new buildings within the building envelope.

Chairperson Blumenthal reminded the committee that the use is limited solely to contractor office with outdoor storage.

There was no further discussion of the petition.

PLANNER

Joe Mangum (704) 353-1908