



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-133

March 4, 2025

REQUEST

Current Zoning: I-1(CD) (Light Industrial, Conditional)
Proposed Zoning: ML-1 (CD) (Manufacturing & Logistics-1, Conditional)

LOCATION

Approximately 1.16 acres located east of Rozzelles Ferry Road, north of Honeywood Avenue, and west of Brookshire Boulevard.
(Council District 2 - Graham)

PETITIONER

Kenjoh Outdoor Advertising

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 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 the Innovation Mixed-Use Place Type for the site.

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 site is currently light industrial, a zoning district from the legacy ordinance. A rezoning to ML-1 would bring the site up to date with the current UDO without increasing intensity.
- The UDO prescribes automatic triggers for landscape yards that could provide buffering to the adjacent Neighborhood 1 uses.
- The ML-1 zoning district accommodates light industrial uses, including warehousing, distribution, and logistics. These uses are compatible with the site's proximity to ML-2 and ML-2(CD) districts, allowing for a consistent pattern of development.
- The ML-1 zoning district is designed for light industrial uses and can allow for a transition between more

intense industrial uses, such as those allowed in ML-2 zoning district and the surrounding General Commercial zoning district.

- The site is in close proximity to Interstate-85 allowing efficient access of large trucks typical of M&L uses.
- The subject property is not within the Uptown or City Center and the site is served by an arterial and abuts an existing rail corridor.

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 the Manufacturing & Logistics Place Type for the site.

Motion/Second: Sealey / Shaw

Yeas: Sealey, Winiker, Blumenthal, Shaw, Neeley

Nays: None

Absent: Stuart, McDonald

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairman Blumenthal asked if the petitioner provided a reason for the rezoning. Staff informed the committee the Tier 1 notes only listed prohibited uses; however, the current zoning prohibits the use of Outdoor Advertising Signs, and the new proposed zoning would allow for Outdoor Advertising Signs.

There was no further discussion of this petition.

PLANNER

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