



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-061

December 2, 2025

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics 2)
Proposed Zoning: ML-1(CD) (Manufacturing & Logistics 1, Conditional)

LOCATION

Approximately 20.95 acres located north of Tyvola Road, east of Interstate 77, and west of Seventy Seven Center Drive.
(Council District 3 - Brown)

PETITIONER

Living Spaces

**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* recommends the Manufacturing & Logistics Place Type.

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 petition would allow for uses permitted in ML-1 district while eliminating the possibility of more noxious uses that would otherwise be permitted under the existing ML-2 zoning.
- The proposed retail goods showroom is more compatible with the adjacent office and commercial uses than development that would be permitted under the ML-2 zoning.
- The petition would facilitate development of a parcel that has remained vacant while all surrounding parcels have been developed.
- Retail goods showrooms along with several other commercial uses are not permitted in the ML-2 district while they are allowed in ML-1, necessitating a rezoning for this site to be able to accommodate the proposal.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

8: Diverse & Resilient Economic Opportunity

Motion/Second: Gaston / Millen
Yeas: Welton, Caprioli, Gaston, McDonald, Millen,
Shaw
Nays: None
Absent: Stuart
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairperson Welton asked if the driveway would form the fourth leg of a traffic signal. Staff replied that it would tie into the existing fourth leg that provides access to the McDonald's and gas station.

PLANNER

Joe Mangum (704) 353-1908