



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-018

June 3, 2025

REQUEST

Current Zoning: N2-B (Neighborhood 2-B)
Proposed Zoning: ML-1 (Manufacturing & Logistics 1)

LOCATION

Approximately 2.98 acres located in the northeastern quadrant of the intersection of Sam Wilson Road and West Pointe Drive.
(Council District 3 - Brown)

PETITIONER

Oyster Development Inc.

**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 align the site's zoning with adopted policy.
- The surrounding land uses, with industrial uses to the north and heavy commercial uses to the south, make this location more suitable for uses permitted in the ML-1 district than those allowed currently entitled in the N2-B district.
- The subject property is the only property with access to West Pointe Drive that is not zoned for manufacturing and logistics uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Shaw / Stuart

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

Nays: None
Absent: Winiker
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908