



Zoning Committee Recommendation

Rezoning Petition 2025-116

February 3, 2026

REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: ML-1 (Manufacturing & Logistics 1)

LOCATION

Approximately 5.8 acres located on the south side of Wilkinson Boulevard, west of Sam Wilson Road, and east of Old Dowd Road.

(Council District 3 - Mayo)

PETITIONER

Piedmont Land 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 zoning with the recommended Manufacturing & Logistics Place Type.
- The site is adjacent to industrial zoning to the north, east, and west.
- The site is approximately 500 feet from the nearest developed residential uses. An undeveloped, wooded parcel zoned CG (General Commercial) and wooded homeowners association property separate the site from residences.
- A stream and associated 40' water quality buffer limits the development that could occur on the southern portion of the site, closest to residential uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity may be facilitated by allowing for industrial uses which

may present employment opportunities on a property recommended for the Manufactured & Logistics Place Type.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Stuart asked how staff differentiated between this petition and 2025-085, which proposes indoor concrete manufacturing. Staff replied that this site is approximately 500' from residential uses, whereas 2025-085 is immediately adjacent to residential uses. Additionally, this petition has a 40' water quality buffer along the southern property boundary where closest to residential uses, creating additional distance between industrial uses and residential uses.

Staff added that this petition is proposing ML-1 zoning, which allows less intense uses than the proposed ML-2 zoning for 2025-085.

Commissioner Caprioli asked if staff knew the proposed use. Staff replied that this is a conventional petition and therefore would allow all uses permitted in the ML-1 district.

PLANNER

Joe Mangum (704) 353-1908