

Zoning Committee Recommendation

Rezoning Petition 2025-096

February 3, 2026

REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)
Proposed Zoning: N1-D (Neighborhood 1-D)

LOCATION

Approximately 0.21 acres located south of State Street, north of Katonah Avenue, and east of Mahopac Street.
(Council District 2 - Graham)

PETITIONER

Berry Builders LLC

**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** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 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 site is designated as a Neighborhood 1 Place Type by the 2040 Policy Map, the parcels surrounding the property contain a mix of zoning districts including N-1, Neighborhood 2 (N-2), and business, and is abutting Manufacturing & Logistics, and office zoning districts.
- The site is along a local street with primarily single-family homes to the east and some multi-family developments though it is located in an area with a wide variety of uses and the proposed development is in keeping with the character of the area which is rapidly diversifying from industrial to a mix of office, retail, restaurant, and residential development with light industrial slowly moving out of the area.
- The site is located within a ½-mile to the Five Points intersection, an area designated as a Neighborhood Center by the 2040 Policy Map.

- The site is located less than a block from Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site is well served by transit and is located within a ½-mile walk of 2 LYNX Gold Line stations as well as the number 1, 7, 8, and 34 CATS local buses providing service between Little Rock and Scott Futrell Roads, Paw Creek, Callabridge Commons/Riverbend shopping centers, Northlake Mall, the Rosa Parks Community Transportation Center, and the Charlotte Transportation Center

Motion/Second: Caprioli / Millen

Yea: Welton, Gaston, Caprioli, 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*.

There was no further discussion of this petition.

PLANNER

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