



Zoning Committee

**REQUEST**

Current Zoning: OFC (office flex campus)  
Proposed Zoning: IMU (innovation mixed-use)

**LOCATION**

Approximately 2.897 acres located at the northwest intersection of Nations Ford Road and Forest Point Boulevard, east of Interstate 77.  
(Council District 3 - Brown)

**PETITIONER**

Tiwana Phipps

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 4-2 to recommend DENIAL of this petition and adopt the consistency statement as follows:

**To Deny:**

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 Innovation Mixed-Use place type.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- This feels nonconforming to what was intended for the IMU zoning district. The purpose statement in the UDO specifies: *The Innovation Mixed-Use zoning district is intended to accommodate those areas that have typically developed as industrial areas but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, and moderate density residential uses, within a more walkable environment. As such, IMU Zoning District standards encourage and accommodate the adaptive reuse of existing structures.*

Motion/Second: Sealey / Winiker

Yeas: Blumenthal, Sealey, Stuart, Winiker

Nays: McDonald, Shaw

Absent: Neeley

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is consistent with the *2040 Policy Map*. Commissioner McDonald commented that at the public hearing the petitioner stated the intended use was for parking lot expansion. Commissioner Sealey expressed concerns the IMU zoning district has become a landing place for question marks and this petition is not in the same context as preservation of older industrial buildings such as Optimist Hall, noting perhaps there needs to be a text amendment to ensure appropriate utilization of the district. Chairperson Blumenthal expressed uncertainty as to whether the proposed zoning district makes sense.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioners McDonald and Shaw stated they are basically in agreement with planning staff's conclusion. They noted while they understand and do not understand the use of the IMU zoning district at this location, it is not a bad designation for such a site as it will allow flexibility for other uses in the future.

**PLANNER**

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