



Zoning Committee

REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: I-2 (general industrial)

LOCATION

Approximately 8.25 acres bound by Old Hebron Road and Hebron Street, east of Nations Ford Road, and west of South Boulevard.
(Council District 3 - Watlington)

PETITIONER

Hebron Road Holdings, 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:

This petition is found to be **consistent** with the *Southwest District Plan* for the majority of the site and **inconsistent** with the Plan based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial uses for the majority of the site
- The plan recommends light industrial for a small portion in the northwest of the site

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The petition aligns the zoning with remaining portions of the parcels east of the rezoning area.
- Other properties east of the rezoning area are zoned I-2.
- The area along Old Hebron Road and E. Hebron Street is developed with industrial uses.
- The site does not abut residential use or zoning.
- Post Construction Water quality buffers exist along the tributary within the site work to mitigate potential environmental impacts.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from light industrial use to industrial use for the northwestern, corner portion of the site.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike,
and Welton
Nays: None
Absent: Samuel
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan for the majority of the site and inconsistency with the plan for a small portion of the site.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311