



Zoning Committee

REQUEST

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

LOCATION

Approximately 2.2 acres located on the north side of Walkers Ferry Road, west of Interstate 485, and south of Old Dowd Road.
(Council District 3 - Brown)

PETITIONER

Strategic Capital Partners, 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 **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends Neighborhood 1 for the place type.

However, 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 is inconsistent with the land use recommendation for this site. However, the area is located just west of the airport and the third parallel runway making it compatible for either light or general industrial uses.
- The site is located adjacent to Interstate 485 and ML-2 zoned property being used for general industrial uses.
- The area surrounding the site has been transitioning to Manufacturing and Logistic uses.
- The Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas.
- The proposed zoning is generally located in areas readily accessible by arterials and interstates, this site is west of Interstate 485.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

- 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Manufacturing and Logistics place type for the site.

Motion/Second: Lansdell / Sealey
 Yeas: Lansdell, Neeley, Sealey, Welton, Whilden, Winiker
 Nays: None
 Absent: Russell
 Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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