



## Zoning Committee Recommendation

Rezoning Petition 2024-064

April 1, 2025

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### REQUEST

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)

Proposed Zoning: ML-2(CD) ANDO (Manufacturing & Logistics-2, Conditional, Airport Noise Disclosure Overlay)

### LOCATION

Approximately 7.59 acres located on the north side of Shopton Road, east of Steve Chapman Drive, and west of Pinecrest Drive.

(Council District 3 - Brown)

### PETITIONER

JF Lawrence Properties LLC

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 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* recommends Neighborhood 1 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 follows four similar adjacent petitions (2023-035, 2022-137, 2021-042 and 2020-119) which also rezoned N1 properties to allow for industrial uses.
- The rear portion of the site, closest to residential uses along Gerald Drive, is proposed to be preserved as tree save.
- The petition limits the possible uses to solely contractor office with outdoor storage.
- A 65' Class A landscape yard is required where adjacent to CG and N1-A zoning along the western property boundary.
- The location of the site being adjacent to industrial zoning and within the Airport Noise Disclosure Overlay makes it less suitable for residential development as currently zoned.

- 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* (2022) from Neighborhood 1 Place Type to Manufacturing & Logistics Place Type for the site.

Motion/Second: McDonald / Neeley

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

Nays: None

Absent: None

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**

Joe Mangum (704) 353-1908