



## Zoning Committee Recommendation

Rezoning Petition 2021-173

February 1, 2022

---

---

### REQUEST

Current Zoning: R-4 and R-5 (single family residential)  
Proposed Zoning: I-1 (light industrial)

### LOCATION

Approximately 2.22 acres located on the south side of Old Mt. Holly Road, the east side of Melynda Road, and south of Rozzelles Ferry Road.  
(Council District 2 - Graham)

### PETITIONER

OPM Limited and Benfield

---

### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **inconsistent** with the *Northwest District Plan* (1990) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 8 dwelling units per acre on a portion of the site; and
- The plan recommends single family residential uses up to 6 dwellings units per acre on the rest of the site.

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 site is adjacent to a number of industrial-zoned parcels and this rezoning would bring the block along the south side of Old Mt. Holly Road and east side of Melynda Road under one consistent type of zoning district, industrial.
- Though the site is across from two single family homes on the north side of Old Mt Holly Road, the other surrounding land uses are compatible with the proposed rezoning. Surrounding land uses include institutional, auto-related retail, and auto-related office uses.
- Though the site is near single family residential homes and is zoned for single family residential uses, if this vacant site were developed under the current zoning district it would be almost entirely surrounded by industrial-zoned parcels and land uses that include an

auto repair business and the office and retail sites of two transportation companies.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from single family residential uses up to 6 dwelling units per acre for a majority of the site and residential uses up to 8 dwellings units per acre for a portion of the site to industrial uses.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton

Nays: Spencer

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

#### **MINORITY OPINION**

A conventional I-1 rezoning petition would allow for nuisance uses on the site.

#### **PLANNER**

Holly Cramer (704) 353-1902