



Zoning Committee

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**REQUEST**

Current Zoning: R-17MF (multi-family residential) and I-1 (light industrial)  
Proposed Zoning: I-2 (general industrial)

**LOCATION**

Approximately 15 acres located on the east side of Old Nations Ford Road and the south side of Hebron Street.  
(Council District 3 - Watlington)

**PETITIONER**

Vulcan Materials Company

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**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 eastern portion of the site and **inconsistent** with the plan for the western portion of the site based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial uses for the eastern portion of the site; and
- The plan recommends multi-family/greenway use for the western portion 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 site is in an area with industrial uses west of Nations Ford Road.
- The area currently zoned multifamily is not suitable for residential development due to its close proximity to the existing quarry to the east and south of the site.
- The petition aligns the zoning designation with other industrial operations and zoning to the east of south of Old Nations Ford Road and East Hebron Street.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, for the western portion of the site from multi-family/greenway use to industrial use.

Motion/Second: McMillan / Welton

Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None  
Absent: Barbee  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311