



Zoning Committee

REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: ML-1 (CD) (Manufacturing and Logistics-1, Conditional)

LOCATION

Approximately 4.0 acres located west of Twin Lakes Parkway, east of Statesville Road, and south of I-485.
(Council District 4 - Johnson)

PETITIONER

HAD Holdings LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to Choose an item. this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and policies of the *North Middle and Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the *2040 Policy Map* recommendation for the Manufacturing and Logistics Place Type.

Therefore, 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 would align the site with neighboring parcels and the Manufacturing and Logistics Place Type recommendation for the area.
- The proposed petition may be more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses which aligns with the surrounding area uses and entitlements.
- The site is adjacent to I-485, with no residential uses in proximity. This is in alignment with the ML-1 Zoning District which is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

- The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district.

Motion/Second: Stuart / Millen
 Yeas: Welton, Caprioli, McDonald, Millen, Shaw, Stuart
 Nays: None
 Absent: Gaston
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *North Middle and Outer Community Area Plan*

Commissioner McDonald asked whether a City Councilmember's request to restrict certain petitions could reach a point where it would be considered unprecedented. Staff explained that it is not uncommon for the City Council to be involved throughout the rezoning process, noting that rezoning is a legislative procedure that ultimately goes before Council for a decision. She added that Council has historically engaged with both the community and petitioners. Recently, data centers have become a topic of heightened interest and will be discussed further on June 8. Regarding this specific prohibited use, staff noted that Councilmembers are often involved. However, these conditional notes whether they be proposed by Council or the community, must be voluntarily accepted or declined by the petitioner.

Chairperson Welton agreed with staff's comments, emphasizing how common it is for community members and Council representatives to request that petitioners modify their plans. Commissioner Stuart also identified a typo error in the staff analysis, which was subsequently corrected. There was no further discussion of this petition.

PLANNER

Emma Knauerhase (704) 432-1163