



Zoning Committee

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**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: ML-2(CD) (Manufacturing & Logistics 2, Conditional)

**LOCATION**

Approximately 14.1 acres located on the south side of I-85 Service Road, west of Sam Wilson Road and north of Wilkinson Boulevard.

(Outside City Limits) Closest to District 3.

**PETITIONER**

Culp Road Materials, LLC

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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:

**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 for 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:

- Located along Interstate 85 near the interchange with Interstate 485, the petition site is suitable for manufacturing and logistics uses. Access to the site is limited to the I-85 Service Road.
- The petition commits to a minimum 100' Class A landscape yard along the southern property boundary where adjacent to N1 place type and zoning.
- The petition prohibits most of the noxious uses permitted in the ML-2 zoning district.
- The site is adjacent to the Airport Noise Disclosure Overlay.
- This petition follows two recently approved rezonings along I-85 Service Road that permit manufacturing and logistics uses.

- 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 / Sealey  
 Yeas: Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart  
 Nays: None  
 Absent: Neeley  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

Chairman Blumenthal commented that he was happy to see automotive based uses on the prohibited list while acknowledging that the city needs additional industrially zoned property.

**PLANNER**

Joe Mangum (704) 353-1908