



Zoning Committee

---

---

**REQUEST**

Current Zoning: CG (General Commercial)  
Proposed Zoning: ML-1 (Manufacturing and Logistics 1)

**LOCATION**

Approximately 4.96 acres along the south side of Mount Holly Road, east of Atkinson Drive, and west of Freedom Drive.

**PETITIONER**

(Council District 3 - Brown)  
Summit Avenue West Boulevard, LLC

---

**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 (2022)* calls for the Commercial 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 ML-1 zoning district is designed for light industrial uses and can serve as a buffer between more intense industrial activities, such as those permitted in ML-2, and neighborhoods.
- Application of the ML-1 district at this site is compatible with the existing industrial zoning in the area and provides a transition between the ML-2 district to the south and east of the site and the single-family areas to the north and west. In accordance with the UDO, a site of this size would require a 65-foot Class A landscape yard along the east and west of the site.
- The site is in an area characterized by a mix of residential, industrial, and undeveloped land. Manufacturing and logistics use are present to the east and south of the rezoning site.
- While the 2040 Policy Map suggests Commercial use for this site, the change to Manufacturing and Logistics

aligns with the broader industrial zoning of the surrounding area.

- This petition supports contiguity to exiting Manufacturing & Logistics and Commercial, the subject property is not within the Uptown or City Center and the site is served by an arterial and abuts an existing rail corridor. The petition supports the 2040 Comprehensive Plan's Goal 8 which can contribute to job creation and economic diversity in this area.
- This petition aligns with the broader industrial zoning of the surrounding area and may help create a more consistent land development pattern.
- 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 Commercial place type to Manufacturing and Logistics place type for the site.

Motion/Second: Stuart / Shaw  
 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*.

Commissioner Winiker asked about the restrictions of ML-1 compared to ML-2 and requested clarification on the differences in intensity between these two zoning districts. The Chairman responded by emphasizing that this is a conventional petition, and the petitioner is not excluding any uses for this site. Staff added that the development will include a 65-foot Class A landscape yard, in compliance with the UDO, which will provide a substantial buffer between the residential neighborhood and the ML-1 parcel.

There was no further discussion of this petition.

**PLANNER**

Emma Knauerhase (704) 432-1163