



Zoning Committee

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**REQUEST**

Current Zoning: I-1 (light industrial)  
Proposed Zoning: I-2 (general industrial)

**LOCATION**

Approximately 4.41 acres near the intersection of North Graham Street and Interstate 85.  
(Council District 4 - Phipps)

**PETITIONER**

J.R. Atkinson

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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 *Northeast District Plan* and with the *Centers, Corridors and Wedges Growth Framework*, based on the information from the staff analysis and the public hearing and because:

- The Northeast District Plan recommends industrial land uses.
- The Centers, Corridors and Wedges Growth Framework calls for interchange appropriate industrial uses.

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 located at the Interstate 85 interchange with Graham Street in an area predominately developed with industrial uses; and
- The site is located at an Interchange Area within the North Growth Corridor as identified by the Centers, Corridors and Wedges Growth Framework, which recommends the continuation of industrial and warehouse/distribution uses, particularly in locations with high levels of motor vehicle accessibility; and
- Abutting properties are zoned I-1 (light industrial) and I-2 (general industrial); and
- The site does not abut single family neighborhoods; therefore a change to I-2 (general industrial) will not pose negative impact on residents.

Motion/Second: Ham / Watkins

Yeas: Fryday, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: Gussman

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional rezoning petition, noting that the request will permit all uses in the I-2 (general industrial) district. Staff recommended approval and stated that the request is consistent with the *Northeast District Plan* and with the *Centers, Corridors and Wedges Growth Framework*.

There was no further discussion of this request.

**PLANNER**

Claire Lyte-Graham (704) 336-3782