



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2026-005

June 15, 2026

REQUEST

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

LOCATION

Approximately 1.53 acres located west of Statesville Road, north of W W.T. Harris Boulevard, and south of Smith Corners Boulevard.
(Council District 4 - Johnson)

PETITIONER

Thurman Brooks

**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 **consistent** with the goals and policies of the *West Middle 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 Commercial 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.

- The proposal creates opportunity to promote compatibility with the broader character of Statesville Road as a major commercial corridor and aligns with the City's adopted *2040 Policy Map* Commercial Place Type designation.
- The site is situated among other commercially oriented parcels, several of which have undergone recent zoning changes that reflect a broader transition toward intensified commercial use along this segment of Statesville Road.
- The site is located along Statesville Road, which is designated as an arterial road, hosts a mix of retail, office, and personal service uses—and is well-positioned to support commercially intensive uses as a transition between the corridor and the adjacent residential neighborhoods. Its proximity to major highways I-77 and I-485, further support the commercial place type and zoning designation along the corridor.

- The proposed CG zoning district expands opportunities for commercial and service-oriented development, allowing a broader mix of by-right and conditional uses that support economic activity along the corridor. Increased development intensity on this site is appropriately balanced by the parcel's size, its separation from single-family homes, and its adjacency to other ML-1-zoned properties that reflect mixed commercial, and employment uses.
- The petition prohibits Telecommunications and Data Center facilities as principle uses on the site.

Motion/Second: Shaw / Stuart

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 *West Middle Area Plan*.

Commissioner Stuart asked about the existing use and whether it had been permitted by right under the legacy ordinance. Staff clarified that the dining restaurant was allowed by right in the previous I-1 zoning district and was grandfathered in, as a legal non-conformity, during the transition to the Unified Development Ordinance when the site translated to ML-1.

There was no further discussion of this petition.

PLANNER

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