



Zoning Committee Recommendation

Rezoning Petition 2023-049

September 6, 2023

REQUEST

Current Zoning: OFC (Office)
Proposed Zoning: ML-1 (Manufacturing and Logistics 1)

LOCATION

Approximately 30.1 acres located along the north side of Vance Davis Drive and west side of Old Statesville Road, south of Interstate 485.
(Council District 4 - Johnson)

PETITIONER

Wells Fargo Bank

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *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 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 the surrounding area and the Manufacturing and Logistics place type recommendation for the area.
- The proposed petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The ML-1 (Manufacturing and Logistics) district will allow some manufacturing and logistics uses that are not allowed in the OFC (office) zoning.
- 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.
- The site backs up to I-485, with no residential uses in proximity.

The petition could facilitate the following 2040 Comprehensive Plan Goals:

- 8: Diverse and Resilient Economic Opportunity

Motion/Second: Neeley / Whilden
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Emma Knauerhase (704) 432-1163