



Zoning Committee Recommendation

Rezoning Petition 2022-185

May 31, 2023

REQUEST

Current Zoning: ML-1 (manufacturing and logistics-1)
Proposed Zoning: ML-2 (manufacturing and logistics -2)

LOCATION

Approximately 6.01 acres located on the south side of David Cox Road, east of Old Statesville Road, and north of West W.T. Harris Boulevard.
(Council District 2 - Graham)

PETITIONER

Kathryn Hennigan, Morningstar Properties, 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 **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) recommendation for the Manufacturing & Logistics Place Type.

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 site is currently zoned for light industrial uses and surrounded by other properties zoned for and developed as light and general industrial uses.
- The site is within an area designated by the 2040 Policy Map for the Manufacturing and Logistics Place Type.
- The site is located abutting a heavy freight railroad line along an existing minor throughfare.
- The site has access to I-77 and I-485 within two miles along existing major throughfares.
- The site is located within a ½ mile of the future Clarks Creek Tributary greenways and adjacent to the route of the proposed Charlotte to Mooresville trail.
- The site is located along the route of the number 21 Statesville Avenue local bus providing service to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Opportunity

Motion/Second: Russell / Lansdell
Yeas: Gaston, Gussman, Harvey, Lansdell, Russell,
Welton
Nays: None
Absent: Rhodes
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.

**MINORITY OPINION
PLANNER**

None

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