



Zoning Committee Recommendation

Rezoning Petition 2022-178

May 2, 2023

REQUEST

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

LOCATION

Approximately 1.39 acres located on the northeast side of Brookshire Boulevard, west of Old Plank Road
(Council District 2 - Graham)

PETITIONER

Dikilson Almonte Abreu

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) recommends the Manufacturing & 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 proposed use is aligned with the recommended Manufacturing & Logistics place type.
- The petition proposes similar industrial uses found along the Brookshire corridor.
- This petition could help to fulfill the Comprehensive Plan's goal of contributing "to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution."
- The parcel abutting the petition's site to the southeast, recommended for Neighborhood 1, is a compatible alignment, given its utility uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity.

Motion/Second: Welton / Russell
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.

PLANNER

Michael Russell (704) 353-0225