



Zoning Committee Recommendation

Rezoning Petition 2022-085

August 30, 2022

REQUEST

Current Zoning: R-3 AIR (single family residential, Airport Noise Overlay)

Proposed Zoning: INST AIR (institutional, Airport Noise Overlay)

LOCATION

Approximately 3.12 acres located on the west side of Beam Road, north of Shopton Road, and south of Center Park Drive. (Council District 3 - Watlington)

PETITIONER

City of Charlotte

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 **inconsistent** 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 Manufacturing and Logistics for the site.

However, 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 subject site is not adjacent to any residential uses or zoning districts, development under the existing zoning district would be incompatible with the site's context.
- This is an appropriate site to rezone to institutional uses as it is surrounded by existing government institutional uses along the eastern side of Beam Road and there are industrial uses and zoning districts along the rest of the rezoning boundary.
- The site is directly surrounded by areas within the Campus Place Type that host existing government uses. Institutional land uses are more directly compatible with the Campus Place Type as opposed to Manufacturing and Logistics which supports manufacturing, logistics, and distribution uses.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy*

Map, from Manufacturing and Logistics to Campus for the site.

Motion/Second: Welton / Samuel

Yeas: Samuel, Gaston, Gussman, Harvey, Russell, Welton

Nays: None

Absent: Rhodes

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902