



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-144

May 6, 2025

REQUEST

Current Zoning: I-2(CD) (General Industrial, Conditional)
Proposed Zoning: I-2(CD) SPA (General Industrial, Conditional,
Site Plan Amendment)

LOCATION

Approximately 156.23 acres located south of I-85, east of
Moore's Chapel Road, and west of Sam Wilson Road.
(Council District 3 - Brown)

PETITIONER

Digital Moore's Chapel, LLC

**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) 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:

- This petition requests to amend rezoning petition 2020-049, approved on November 16, 2020. 2020-049 rezoned approximately 156.23 acres from R-3(Single Family) to I-2(CD) to allow for up to 1,530,000 square feet of warehousing and industrial uses. The petition would maintain the already approved building footprint but would allow for up to 3,000,000 square feet for telecommunications and data storage uses.
- The proposed changes limit the proposed gross square footage increase for telecommunication data center facilities uses only. The proposed changes will also reduce total building phases to 2.
- The proposed site plan will provide buffers between the industrial development and the adjacent residential neighborhoods.
- The proposed site plan amendment retains all other commitments on the previously approved plan.

- This area has seen many industrial projects and would maintain continuity with current trends.
- The location of the site near I-85, Wilkinson Blvd, and the Charlotte-Douglas International Airport provides regional access which makes this site desirable for larger scale industrial development.
- Access to employment is the highest priority need in this area according to the EGF (Equitable Growth Framework) community reports.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity
- Petitioner to add notes outlining water usage and environmental risk mitigation.

Motion/Second: Winiker / McDonald

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

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*.

Chairperson Blumenthal asked for clarification on any changes from the current entitlements to the proposed entitlements. Staff confirmed the changes proposed in the amendment.

Commissioner Winiker asked about for information regarding environmental impacts. Staff noted that the petitioner has verbally stated the intent to mitigate environmental impacts but such commitments are not explicitly in the current site plan. Commissioner Winiker made a motion to suspend the rules of the committee and ask the petitioner's agent about the expected water usage and other potential environmental impacts. The petitioner's agent noted that the petitioner plans for a data center use to be on a closed loop system, mitigating much of the water use that would otherwise be required. The petitioner's agent added that they may be willing to add a conditional note stating that data center uses would be on a closed loop system.

There was no further discussion of this petition.

PLANNER

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