



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2024-021

June 4, 2024

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**REQUEST**

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise District Overlay)

Proposed Zoning: ML-2 ANDO (Manufacturing and Logistics-2, Airport Noise District Overlay).

**LOCATION**

Approximately 10.20 acres located along the east side of Steele Creek Road, south of Byrum Drive, and north of Douglas Drive. (Council District 3 - Brown)

**PETITIONER**

Steele Creek Presbyterian Church

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**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) 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 is consistent with the *2040 Policy Map* recommendation for Manufacturing & Logistics place type and is surrounded primarily by other parcels both recommended for Manufacturing & Logistics place type and zoned ML-2.
- The site is less than one mile from Charlotte Douglas International Airport and is within the Airport Noise Disclosure Overlay, making it less attractive for development under the current zoning of N1-A ANDO.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Whilden / Sealey

Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden

Nays: None

Absent: Winiker

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**

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