



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2023-082

December 5, 2023

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**REQUEST**

Current Zoning: I-2(CD) (general industrial, conditional)  
Proposed Zoning: ML-1 (manufacturing and logistics)

**LOCATION**

Approximately 8.6 acres located along the east side of  
Statesville Road, northwest of Old Statesville Road.  
(Council District 2 - Graham)

**PETITIONER**

Metrolina Storage, LLC

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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** from staff analysis  
based on the information from the staff analysis and the public  
hearing, and because:

- The *2040 Policy Map* (2022) recommends 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 site is currently zoned for general industrial uses  
and surrounded by other properties zoned for and  
developed as manufacturing and logistics uses.
- The site is within an area designated by the *2040 Policy  
Map* for the Manufacturing and Logistics Place Type.
- The site is located along an existing major throughfare.
- The site has access to I-77 within one mile and I-85  
within 3 miles along existing major throughfares.
- The site is located along the route of the CATS number 7  
local bus providing service to the Charlotte  
Transportation Center and the Rosa Parks Community  
Transportation Center.
- The petition could facilitate the following *2040  
Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Opportunity

Motion/Second: Russell / Lansdell  
Yeas: Russell, Lansdell, Neeley, 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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