



Zoning Committee

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**REQUEST**

Current Zoning: MX-2 (mixed use district) with 5-year vested rights  
Proposed Zoning: I-2(CD) (general industrial, conditional) & MX-2 (mixed use district)

**LOCATION**

Approximately 123.80 acres located on the south side of University City Boulevard, northeast of Interstate 485, and east of Back Creek Church Road.  
(District 4 – Johnson; Outside City Limits, District 3 – Dunlap)

**PETITIONER**

Rhyne Land Holdings, LLC

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

- The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

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 Manufacturing & Logistics Place Type recommends primarily manufacturing, research & development, warehousing, distribution, and supporting uses.
- The site is surrounded by various uses of similar context, such as commercial, warehouse, and utility uses.
- The petition commits to providing a minimum 50-foot Class A buffer adjacent to residential uses along portions of University City Boulevard.
- The petition commits to utilization of sound mitigation measures on the site to include, but not be limited to features such as; building site location, inward facing equipment yards, berms, acoustic panels and equipment which helps to produce less sound.

- The petition commits to dedicating greenway connection and public access areas to Mecklenburg County Park and Recreation.
  - The petition could facilitate the following 2040 Comprehensive Plan Goals:
    - 6: Healthy, Safe & Active Communities
    - 8: Diverse & Resilient Economic Opportunity
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 to Manufacturing and Logistics Place Type for the site.

Motion/Second: Sealey / Winiker  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, noting all issues were addressed including specifying the location of the on the site plan, an issue raised at the City Council rezoning meeting. Staff also indicated that the lower portion of the site would remain MX-2, allowing accommodation of residential housing. Staff noted that the request is inconsistent with the *2040 Policy Map*.

Commissioner Welton inquired about the architectural standards language differentiation of the exterior walls and if it is required per ordinance. Staff noted that the UDO contains such requirements, but the legacy zoning ordinance does not provide such standards for the I-2(CD). Staff noted this was provided by the petitioner to provide design interest, particular in view of line of I-485 sight. Commissioner Lansdell commented that when visiting the petitioner’s website, the project looks very different from what was proposed before City Council. In addition, Commissioner Lansdell expressed concern about the location of the proposed land use.

There was no further discussion of the request.

**PLANNER**

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