



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-006

May 6, 2025

REQUEST

Current Zoning: I-1(CD) (Light Industrial, Conditional)
Proposed Zoning: ML-1(CD) (Manufacturing & Logistics 1, Conditional)

LOCATION

Approximately 94.46 acres located on the east side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive.
(Outside City Limits) Adjacent to Districts 2 and 3

PETITIONER

Beacon RCP LLC

**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* 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:

- The site is currently zoned I-1(CD), allowing similar uses as requested in this petition.
- The petition is consistent with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.
- The petition prohibits many of the most noxious uses such as adult uses and crematoriums that would otherwise be permitted in the ML-1 district.
- The transportation commitments of the previous rezoning, which include a new public street, streetscape enhancements, and a contribution towards improvements at Mount Holly Road & Rhyne Road, have been completed.
- The petition provides a 100' Class A landscape yard along the western property boundary where adjacent to developed N1 Place Type.
- The petition commits to dedicating to Mecklenburg

County three acres for a public park and a minimum 90' wide trail easement along the western property boundary.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Sealey / McDonald

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

Nays: None

Absent: None

Recused: Shaw

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

Joe Mangum (704) 353-1908