



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-145

May 6, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)

Proposed Zoning: ML-1(CD) (Manufacturing and Logistics-1, Conditional)

LOCATION

Approximately 8.85 acres located along the west side of I-85, south of Quay Road, and north of Ridge Road.
(Council District 4 - Johnson)

PETITIONER

DavidLand, 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 **inconsistent** 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 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 site is located adjacent to a large I-1 site that was rezoned by petition 2021-028 with development area 1 (274.33 acres) proposing 2,750,000 square feet of warehousing, warehouse distribution, logistics, office, manufacturing, and all other uses permitted by right as allowed in the I-1 zoning district. This rezoning changed the scale and context of the land uses in the broader area. This site will add to that continuation of uses.
- The site doesn't directly abut existing residential uses or share boundaries with other N1 place types, so the current N1-A zoning district is not reflective of the surrounding development, place type, or zoning districts.
- The site borders Cabarrus County and the adjacent area is zoned Limited Industrial, so this site will continue the land use pattern.
- Access to Employment Opportunity is one of the

highest priority needs for this area according to the Equitable Growth Framework.

- The petition has the potential to increase access to employment opportunities with introduction of jobs relating to uses permitted in the ML-1 zoning district.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 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 Place Type to the Manufacturing and Logistics Place Type for the site.

Motion/Second: Shaw / 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 inconsistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

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