



Zoning Committee

REQUEST

Current Zoning: ML-1 (manufacturing and logistics 1) and ML-2 (manufacturing and logistics 2)
Proposed Zoning: IMU (innovation mixed-use)

LOCATION

Approximately 8.6 acres located along the west side of Berryhill Road, north of Freedom Drive, and east of Camp Greene Street. (Council District 2 - Graham)

PETITIONER

Beacon Partners

**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 **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 Innovation Mixed Use 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 location of the site aligns with IMU goals because the surrounding area is a vibrant area of mixed-use and employment, that capitalize on Charlotte's history and industry with uses such as light manufacturing, office, studios, research, retail, and dining.
- The site is already surrounded by office, research and development, light manufacturing, and multi-family residential.
- In the surrounding area of the site, is retail, personal services, restaurants, and bars, with limited warehouse and distribution associated with light manufacturing and fabrication.
- The purpose of IMU is to reuse buildings and low to mid-rise single-use structures to integrate uses in a pedestrian-oriented environment.
- Arterial streets such as Freedom Drive close to the site support walking, cycling, and transit use by providing a

safe and comfortable environment to reach transit stops, jobs, or nearby destinations.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

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

Emma Knauerhase (704) 432-1163