

Zoning Committee Recommendation

Rezoning Petition 2025-112

February 3, 2026

REQUEST

Current Zoning: I-2(CD) (General Industrial, Conditional)
Proposed Zoning: ML-2 (Manufacturing and Logistics-2)

LOCATION

Approximately 0.82 acres located north of Gibbon Road, south of Henderson Circle, and west of Old Statesville Road

PETITIONER

(Council District 2 - Graham)
Alexander-Myers Family, 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** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Manufacturing and Logistics Place Type. The proposed rezoning is in alignment with the adopted 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 proposed use is aligned with the recommended Manufacturing & Logistics place type.
- The site is located along an existing major throughfare and the site has access to I-77 within one mile and I-85 within 3 miles along existing major throughfares. The proximity to interstates and major roads provide efficient connection for movement of goods. Additionally, with the area being mostly industrial near major throughfares, there is minimized impact on local streets or causing noxious impacts to residential homes.
- 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.

- This petition helps to fulfill the 2040 Comprehensive Plan's goal of contributing "to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution."
- This petition's request for an industrial zoning will maintain consistency with the surrounding industrial land uses.

Motion/Second: Caprioli / Millen

Yea: Welton, Caprioli, Gaston, McDonald, Millen, Stuart

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

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