



Zoning Committee

**REQUEST**

Current Zoning: ML-1 ANDO (Manufacturing and Logistics 1, Airport Noise Disclosure Overlay)  
Proposed Zoning: ML-2 ANDO (Manufacturing and Logistics 2, Airport Noise Disclosure Overlay)

**LOCATION**

Approximately 8.869 acres located along the east side of Yorkmont Road, south of Byrum Drive, and north of Oak Lake Boulevard.  
(Council District 3 - Watlington)

**PETITIONER**

M Industrial Property - Charlotte II 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 **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 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 and developed as a facility for light industrial uses.
- The site is within an area designated by the 2040 Policy Map for the Manufacturing and Logistics Place Type.
- Abutting properties are zoned ML-1 and ML-2.
- The site does not abut single family neighborhoods, therefore a change to ML-2 will not pose negative impacts on residents.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Neeley / Sealey

Yeas: Lansdell, Russell, Welton, Whilden, 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