



## Zoning Committee Recommendation

Rezoning Petition 2024-099

January 7, 2025

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### REQUEST

Current Zoning: ML-1 (Manufacturing & Logistics-1), ML-2 (Manufacturing & Logistics-2)

### LOCATION

Proposed Zoning: IC-2(CD) (Institutional Campus 2, Conditional)

Approximately 24.75 acres located at the eastern end of Cagle Avenue, east of Sharon Amity Road and west of WT Harris Boulevard.

(Council District 5 - Molina)

### PETITIONER

Mecklenburg County

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### 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* recommends Manufacturing & Logistics 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 IC-2 zoning district is intended to address the needs of large-scale institutional campuses that could provide governmental, educational, medical, and social services as well as supportive uses.
- The petition would allow Mecklenburg County to provide public services on the site to serve eastern parts of Charlotte and Mecklenburg County.
- The development standards associated with the petition limit height to 80' to minimize visual impact to adjacent properties.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 6: Healthy, Safe & Active Communities
  - 8: Diverse & Resilient Economic Opportunity
  - 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Manufacturing & Logistics Place Type to the Campus Place Type for the site.

Motion/Second: Neeley / Shaw

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*.

Commissioner Winiker inquired whether the petitioner would be required to install a traffic signal at Sharon Amity Road & Cagle Road. CDOT staff replied that a traffic study was performed, though not as part of the rezoning, and that the County would be installing a signal. Commissioner Winiker stated that the petitioner shared at the community meeting that they would be installing a traffic signal with pedestrian crosswalks as part of the development.

Commissioner Stuart commented that the site is heavily wooded and asked if the petitioner would be held to ordinance standards regarding clearing and tree save. Planning staff replied that the petitioner would have to comply with the ordinance.

Commissioner Winiker commented that the LUESA memo identified contamination on the site and asked if the petitioner would be responsible for cleaning the site. Planning staff replied that the petitioner would be responsible for addressing such issues as part of the development review process.

Commissioner McDonald asked what uses and amenities would be provided on the site. Planning staff stated that they could only comment on the content of the rezoning, which does not include that level of detail. The committee motioned to suspend the rules and ask the question of the petitioner. The petitioner's representative stated that the site is planned to be developed as a community resource center that would provide a range of social services. The petitioner's representative also confirmed that a traffic signal with marked crosswalks would be installed at North Sharon Amity Road and Cagle Road.

Commissioner McDonald reminded the committee of Councilmember Molina's comments regarding the distribution of County resource centers and asked if others had thoughts to share on the topic. Commissioner Sealey commented that, based on the metrics of the Quality of Life model, it seems like resources are needed, but that the committee's focus should be on land use.

**PLANNER**

There was no further discussion of the petition.  
Joe Mangum (704) 353-1908