



Zoning Committee

---

---

**REQUEST**

Current Zoning: I-1 (light industrial)  
Proposed Zoning: I-2 (CD) (general industrial, conditional)

**LOCATION**

Approximately 10.54 acres located on the north side of S Tryon Street between York Center Drive and John Price Road.  
  
(Council District 3 - Watlington)

**PETITIONER**

Mecklenburg County

---

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-0 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* recommends Manufacturing & Logistics place type for the site.

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 already zoned for industrial uses and surrounded by existing industrial developments.
- The area is within a Manufacturing & Logistics place type where recycling and collections centers area appropriate.
- The petition will minimize the impact of the proposed recycling center on adjacent properties and the public realm through implementing a 6' high wall along the southern and eastern boundaries, 56.25' Class B buffer along the southwestern and eastern boundaries, and a retaining wall and landscaped yard along the western boundary.
- The petition commits to streetscape improvements along both public street frontages with 8' planting strip and 12' multi-use path along S. Tryon Street and 8' planting strip and 6' sidewalk along John Price Road.
- The petition could help facilitate Goals 5 (Safe & Equitable Mobility), 6 (Healthy, Safe & Active

Communities), 7 (Integrated Natural & Built Environments), 8 (Diverse & Resilient Economic Opportunity), and 10 (Fiscally Responsible) of the Charlotte Future 2040 Comprehensive Plan.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments
  - 8: Diverse & Resilient Economic Opportunity
  - 10: Fiscally Responsible

Motion/Second: Rhodes / Gaston  
Yeas: Gaston, Gussman, Rhodes, Russell, Welton  
Nays: None  
Absent: Barbee, Harvey  
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**

Joe Mangum (704) 353-1908