Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-085

January 4, 2024

REQUEST	Current Zoning: ML-1 (Manufacturing & Logistics 1), ML-2 (Manufacturing & Logistics 2), and N1-B (Neighborhood 1-B) Proposed Zoning: I-2 (CD) (General Industrial, Conditional)
LOCATION	Approximately 5.86 acres located on the east side of China Grove Church Road, south of Westinghouse Boulevard, and north of Blu Rail Way. (Council District 3 - Brown)
PETITIONER	Raven Property Group, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-2 to recommend DENIAL of this petition and adopt the consistency statement as follows:

To Deny:

This petition is found to be mostly **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 for the majority of the site and Neighborhood 1 place type for a smaller portion of the site.

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 parcel is surrounded by developing residential uses.
- Staff's request for a buffer along the southern boundary is reasonable.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood 1 place type to Manufacturing & Logistics place type for the site.

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is mostly consistent with the *2040 Policy Map*.

The committee suspended the rules to ask the petitioner for an update on the outstanding buffer issue. The petitioner's agent stated that his client is willing to restrict use of the southern driveway to passenger vehicles only, but the parking and driveway are important to the operation of the business and his client does not intend to remove it in favor of providing a buffer.

Commissioner Lansdell stated that the rationale and petition appear to be contradictory and he will not support the petition.

MINORITY OPINION

Commissioner Russell stated that as the city continues to grow there will be additional need for truck parking and service.

PLANNER

Joe Mangum (704) 353-1908