



Zoning Committee

REQUEST

Current Zoning: OFC (Office Flex Campus), MUDD(CD) (Mixed Use Development, Conditional)
Proposed Zoning: ML-1(CD) (Manufacturing and Logistics-1, Conditional)

LOCATION

Approximately 44.02 acres located west of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road.
(Council District 4 - Johnson)

(County Commission District 1-Elaine Powell)

PETITIONER

Lincoln Property Company

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 **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 (2022)* recommends the Community Activity Center Place Type for this 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:

- Although the petition is inconsistent with the *2040 Policy Map* the surrounding area is characterized by large-scale, low-rise manufacturing, warehouse buildings, offices, and other assembly and distribution facilities. The petition would be compatible with the character, building form, and land uses in this historic industrial corridor.
- The petition is reasonable because it aligns with the existing development pattern. The request supports continued reinvestment in an area long characterized by industrial and employment-based uses.
- Although the *Policy Map* calls for the Community Activity Center Place Type on the site as a result of previous entitlements, the rezoning request has preferred adjacencies and locational characteristics for

the application of the Manufacturing & Logistics Place Type. Additionally, the site does not abut any Neighborhood 1 zoned areas.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 6: Healthy, Safe & Active Communities may be facilitated by dedicating a 35-foot easement to Mecklenburg Park and Recreation for a greenway.
 - 8: Diverse & Resilient Economic Opportunity may be facilitated with the entitlement of industrial uses that could create job opportunities.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Community Activity Place Type to the Manufacturing and Logistics Place Type for the site.

Motion/Second: Stuart / Millen
 Yeas: Welton, Caprioli, Gaston, Millen, Shaw, Stuart
 Nays: None
 Absent: McDonald
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Welton clarified that the petitioner is providing an enhanced landscape yard adjacent to the Mecklenburg County Alexandriana Historic Site.

There was no further discussion of this petition.

PLANNER

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