



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-173

August 3, 2023

REQUEST

Current Zoning: ML-1 (manufacturing and logistics, 1) and ML-2 (manufacturing and logistics, 2)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 5.33 acres located at the southwest intersection of South Tryon Street and Nevada Boulevard, east of General Drive.
(Council District 3 - Watlington)

PETITIONER

Tryon 49, 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** 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 Manufacturing and Logistics.

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:

- This portion of the South Tryon Street corridor in southwest Charlotte houses a swath of industrial uses and is distanced from residential areas and otherwise incompatible uses.
- The proposal is consistent with the adopted Manufacturing & Logistics Place Type and matches the surrounding existing industrial uses.
- The parcel is currently split-zoned, this rezoning would bring the site under one district, allowing for more uniform infill development.
- The conditions proposed prohibit the more noxious uses of the I-2 zoning district such as petroleum storage facilities, landfills, and crematory facilities among others.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

o 8: Diverse & Resilient Economic Opportunity

Motion/Second: Russell / Neeley
Yeas: Lansdell, Neeley, Russell, Sealey, 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*.

Commissioner Whilden inquired if this petition would develop high impact environmental uses. Staff responded that this petition provides conditions for prohibited uses but did not more specifically commit to which uses the site may develop with.

Commissioner Whilden followed up to ask why gas stations or similar uses were not included on the list of prohibited uses. Staff noted that petroleum storage facilities and underground fuel tanks are listed as prohibited uses. The committee suspended the rules to ask the petitioner about which high impact environmental uses may be developed on the site. The petitioner's agent responded that there are no current plans to develop a gas station.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902