



Zoning Committee

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**REQUEST**

Current Zoning: ML-1 (manufacturing and logistics-1)  
Proposed Zoning: ML-2 (manufacturing and logistics -2)

**LOCATION**

Approximately 6.01 acres located on the south side of David Cox Road, east of Old Statesville Road, and north of West W.T. Harris Boulevard.  
(Council District 2 - Graham)

**PETITIONER**

Kathryn Hennigan, Morningstar Properties, LLC

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**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 **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 (2022)* recommendation for the Manufacturing & Logistics Place Type.

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 currently zoned for light industrial uses and surrounded by other properties zoned for and developed as light and general industrial uses.
- The site is within an area designated by the 2040 Policy Map for the Manufacturing and Logistics Place Type.
- The site is located abutting a heavy freight railroad line along an existing minor throughfare.
- The site has access to I-77 and I-485 within two miles along existing major throughfares.
- The site is located within a ½ mile of the future Clarks Creek Tributary greenways and adjacent to the route of the proposed Charlotte to Mooresville trail.
- The site is located along the route of the number 21 Statesville Avenue local bus providing service to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 8: Diverse & Resilient Opportunity

Motion/Second: Russell / Lansdell  
Yeas: Gaston, Gussman, Harvey, Lansdell, Russell,  
Welton  
Nays: None  
Absent: Rhodes  
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.

**MINORITY OPINION  
PLANNER**

None

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