



Zoning Committee

REQUEST

Current Zoning: RE-3 (research)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 63.22 acres located on the north and south side of Morris Estate Drive, east of North Graham Street, and west of IBM Drive.
(Council District 2 - Graham)

PETITIONER

Morris Holdings II, 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** 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 Manufacturing & Logistic 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 and developed as a facility for light industrial uses.
- The site is within an area designated by the 2040 Policy Map for the Manufacturing and Logistics Place Type.
- The site has access to four exits of I-85 within two and a half miles along existing major thoroughfares.
- The site is located along the future alignment of the Doby Creek Tributary greenway and is proposing to dedicate an easement for that greenway.
- The site is located along the route of the number 22 Graham Street local bus providing service to the Charlotte Transportation Center and the JW Clay Park and Ride.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Lansdell / Sealey
Yeas: Lansdell, Sealey, Whilden, Neeley, Russell,
Welton, 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 Lansdell asked about the existing truck parking and if it would expand to north portion of the site.

Staff stated that the truck parking and outdoor storage would be located in the hatched areas of the site plan on the north and east portions of the site. Staff stated that there have been issues with trucks parking along Morris Estate Drive and the petitioner is attempting to remedy that.

Commissioner Lansdell asked about screening of truck parking and outdoor storage.

Staff stated that outdoor storage as well as commercial vehicle and trailers are required to be screened.

There was no further discussion of this petition.

PLANNER

Maxx Oliver (704) 336-3571