



Zoning Committee

REQUEST

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

LOCATION

Approximately 8.6 acres located along the east side of Statesville Road, northwest of Old Statesville Road.
(Council District 2 - Graham)

PETITIONER

Metrolina Storage, LLC

**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** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Manufacturing and Logistics Place Type.

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:

- The site is currently zoned for general industrial uses and surrounded by other properties zoned for and developed as manufacturing and logistics uses.
- The site is within an area designated by the *2040 Policy Map* for the Manufacturing and Logistics Place Type.
- The site is located along an existing major throughfare.
- The site has access to I-77 within one mile and I-85 within 3 miles along existing major throughfares.
- The site is located along the route of the CATS number 7 local bus providing service to the Charlotte Transportation Center and the Rosa Parks Community Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Opportunity

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

PLANNER

Maxx Oliver (704) 336-3571