



Zoning Committee

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**REQUEST**

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)  
Proposed Zoning: ML-2(CD) ANDO (Manufacturing & Logistics 2, Conditional, Airport Noise Disclosure Overlay)

**LOCATION**

Approximately 5.03 acres located at the northern end of Christie Lane, east of Steele Creek Road.  
  
(Council District 3 - Brown)

**PETITIONER**

FCA, 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* recommends Manufacturing & Logistics place type for the site.

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 petition is consistent with the *2040 Policy Map* recommendation for Manufacturing & Logistics place type and is surrounded primarily by other parcels both recommended for Manufacturing & Logistics place type and zoned ML-2.
- The site is less than one mile from Charlotte Douglas International Airport and is within the Airport Noise Disclosure Overlay, making it less attractive for development under the current zoning of N1-A ANDO.
- A conditional note prohibits access to the site from Christie Lane for manufacturing and logistics uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 8: Diverse & Resilient Economic Opportunity

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

Joe Mangum (704) 353-1908