



Zoning Committee

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**REQUEST**

Current Zoning: I-1(CD) (Light Industrial, Conditional), I-2(CD) (General Industrial, Conditional)  
Proposed Zoning: ML-2 (Manufacturing & Logistics 2)

**LOCATION**

Approximately 11.79 acres located on the north side of Billy Graham Parkway, at the eastern end of Woodridge Center Drive.  
(Council District 3 - Brown)

**PETITIONER**

City of Charlotte

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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 **partially consistent and partially inconsistent** 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 eastern portion of the site and Innovation Mixed Use place type for the western portion of 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 site is located between a railroad and parkway, which provide physical buffers from uses further to the north and south of the site.
- The entirety of the site is currently zoned one of two conditional legacy districts that align with Manufacturing & Logistics place type: I-1(CD) and I-2(CD). The proposed rezoning would eliminate the conditions and establish zoning under the UDO.
- The majority of the properties to the north of the site and adjacent railroad are recommended for Manufacturing & Logistics place type and zoned ML-2.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for the western portion of the site, from Innovation Mixed Use place type to Manufacturing & Logistics place type.

Motion/Second: Lansdell / Neeley  
 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 partially consistent and partially inconsistent with the *2040 Policy Map*.

Commissioner Russell asked for clarification that ML-1 was the equivalent of I-1 and ML-2 the equivalent of I-2. Staff confirmed Commissioner Russell’s assumption. Commissioner Russell also asked for clarification of the parcels included in the petition. Staff indicated the four parcels currently zoned I-1(CD) and one parcel zoned I-2(CD) that are included in the petition.

**PLANNER**

Joe Mangum (704) 353-1908