



Zoning Committee Recommendation

Rezoning Petition 2025-037

August 5, 2025

REQUEST

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

LOCATION

Approximately 1.23 acres located on the north side of Shopton Road, west of Beam Road, and east of Pinecrest Drive.

(Council District 3 - Brown)

PETITIONER

Eastgroup Properties, L.P.

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 **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 the Manufacturing & Logistics Place Type and Neighborhood 1 Place Type.

However, 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 and an associated land swap would facilitate a more efficient vehicular and truck private driveway connection for a previously approved rezoning and light industrial development.
- The petition would allow for internal connectivity between two sides of a light industrial operation, reducing vehicular and truck traffic impacts to Shopton Road.
- The site is located approximately two miles south of Charlotte Douglas International Airport and is within the Airport Noise Disclosure Overlay.
- 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*. The western portion of the site will change from the Manufacturing & Logistics Place Type to the Neighborhood 1 Place Type. The eastern portion of the site will change from the Neighborhood 1 Place Type to the Manufacturing & Logistics Place Type.

Motion/Second: Stuart / Shaw

Yeas: Gaston, Sealey, Winiker, Caprioli, Shaw, Stuart, Welton

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

There was no further discussion.

PLANNER

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