



Zoning Committee

REQUEST

Current Zoning: I-1(CD) (light industrial, conditional)

Proposed Zoning: CG (general commercial)

LOCATION

Approximately 0.243 acres on the east side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District - Graham)

PETITIONER

BV Belk Properties

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Manufacturing & Logistics 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:

- While the proposed zoning is inconsistent with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type, the proposed rezoning is reasonable as the site is bound by properties designated as the Commercial Place Type on three sides.
- The site is a portion of an undeveloped parcel currently zoned I-1(CD) (light industrial, conditional), entitled to develop with a warehouse use.
- The Manufacturing & Logistics Place Type calls for service and retail developments to support workers in the area and the CG zoning district would permit these types of supportive uses.
- The *2040 Comprehensive Plan* has identified this area as an Access to Amenities Gap and the proposed CG district is better suited to fill this need than the current I-1(CD) zoning district.
- The site is located on a road designated by the Charlotte Streets Map as a Collector Street, is abutting a corner

parcel fronting a 4+ Lane Avenue, and is one block from the Sunset Road interchange with I-77.

- The Manufacturing & Logistics and Commercial Place Types call for standalone nonresidential uses located on high-volume arterial streets and near interstate interchanges and is intended, generally, for auto-oriented developments while also accommodating other travel modes.
- The site is located along the route of the CATS number 7 and within a ½-mile walk of the number 21 local buses providing transit access to Northlake Mall, the Rosa Parks Community Transit Center, and the Charlotte Transportation Center.
- 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*, from the Manufacturing & Logistics Place Type to the Commercial Place Type for the site.

Motion/Second: Sealey / McDonald
 Yeas: Neeley, McDonald, Winiker, Stuart, and Blumenthal.
 Nays: None
 Absent: Sealey
 Recused: Shaw

ZONING COMMITTEE DISCUSSION

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

There was no discussion of this petition.

PLANNER

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