



Zoning Committee

REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: ML-1 (Manufacturing and Logistics-1)

LOCATION

Approximately 3.18 acres located along the east side of Twin Lakes Parkway and the south side of Sam Roper Drive, west of Northlake Auto Plaza Boulevard.

(Council District 4 - Johnson)

PETITIONER

Hendrick Automotive Group, LLC

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

- The *2040 Policy Map* (2022) calls for the Manufacturing & 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 petition would align the site to the Manufacturing and Logistics Place Type recommended for this parcel as well as all adjacent properties.
- The proposed petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The current proposed zoning aligns with the existing development pattern along the east side of Twin Lakes.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses.
- The site is adjacent to a recently approved rezoning (2024-029) to the west, which permits 350 multi-family stacked units. This residential community will be separated by a 60-foot right-of-way.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

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

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald clarified that to the west of the site that there was a rezoning petition approved for a multi-family residential use. The site was zoned industrial and rezoned to IMU.

Commissioner Winkier noted that to the north of the site is North Mecklenburg High School. He was seeking clarification on the intended use for this site. Since this petition is conventional, it was noted by staff that there is no associated site plan with this petition. There was no further discussion of this petition.

PLANNER

Emma Knauerhase (704) 432-1163