



Zoning Committee

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**REQUEST**

Current Zoning: B-D (CD) AIR (distributive business, conditional, airport noise overlay)  
Proposed Zoning: I-1 (CD) AIR (light industrial, conditional, airport noise overlay)

**LOCATION**

Approximately 105 acres located between Shopton Road and Beam Road.  
  
(Council District 3 - Watlington)

**PETITIONER**

Prologis, L.P.

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**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:

This petition is found to be **consistent** with the *Southwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and industrial uses 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 office/industrial recommendation for the site and is compatible with the existing industrial development in the area.
- The site is located within an Industrial Activity Center, as per the Centers, Corridors and Wedges Growth Framework.
- The proposed industrial development is appropriate at this location as it is supported by the Charlotte-Douglas International Airport Area Strategic Development Plan (AASDP) and is within the airport noise overlay (AIR).
- The petition commits to multiple transportation improvements including Beam Road and Shopton Road frontage upgrades, dedication of right-of-way for the future Shopton Road extension, and construction of a portion of the Shopton Road extension.
- The petition commits to coordination with Mecklenburg County to dedicate or provide an easement for the future Coffey Creek Greenway.

Motion/Second: Blumenthal / Welton  
 Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Committee member Chirinos inquired about housing nearby to accommodate the employees of the proposed development. Staff replied that there is a mix of single family and multifamily residential homes south of Shopton Road. Committee member Chirinos also asked about the future greenway and whether the employees could use it for recreation. Staff responded that the future Coffey Creek Greenway would be open to the general public and therefore accessible for employees of the proposed business.

Committee member Welton inquired about connectivity to the Renaissance Park area. Staff replied that the Shopton Road extension, which is to be partly constructed by the petitioner, would eventually connect with Speer Boulevard at City Park, creating a more direct route to Renaissance Park.

**PLANNER**

Joe Mangum (704) 353-1908