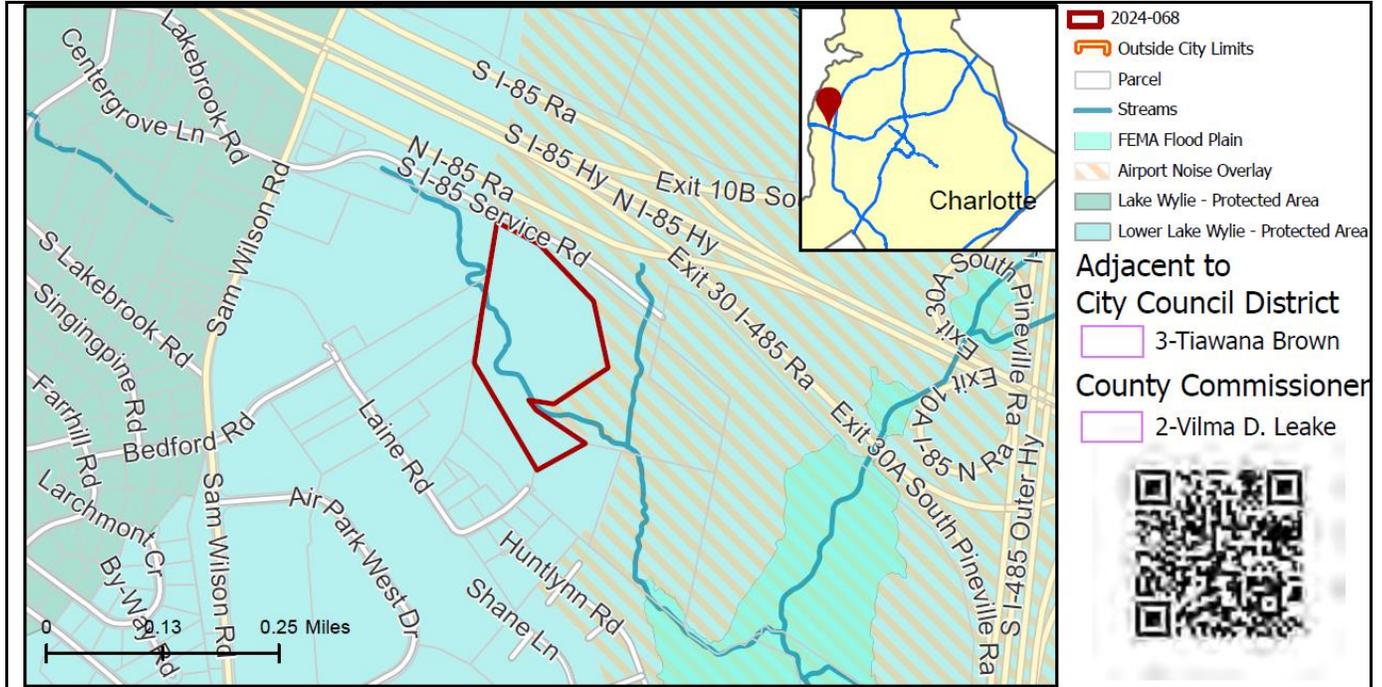


**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: ML-2(CD) (Manufacturing & Logistics 2, Conditional)

**LOCATION**

Approximately 14.1 acres located on the south side of I-85 Service Road, west of Sam Wilson Road and north of Wilkinson Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow up to 75,000 square feet of uses permitted in the ML-2 district on a vacant, wooded site near the western interchange of I-85 and I-485.

**PROPERTY OWNER**

Reba Lynn Clark Hardaway and Mark Wilson Clark

**PETITIONER**

Culp Road Materials, LLC

**AGENT/REPRESENTATIVE**

Susanne Todd, Johnston, Allison, & Hord, P.A.

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 10.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, the environment, and land use.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- Located along Interstate 85 near the interchange with Interstate 485, the petition site is suitable for manufacturing and logistics uses. Access to the site is limited to the I-85 Service Road.
- The petition commits to a minimum 100' Class A landscape yard along the southern property boundary where adjacent to N1 place type and zoning.
- The petition prohibits most of the noxious uses permitted in the ML-2 zoning district.
- The site is adjacent to the Airport Noise Disclosure Overlay.

- This petition follows two recently approved rezonings along I-85 Service Road that permit manufacturing and logistics uses.
- 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 Neighborhood 1 place type to Manufacturing & Logistics place type for the site.

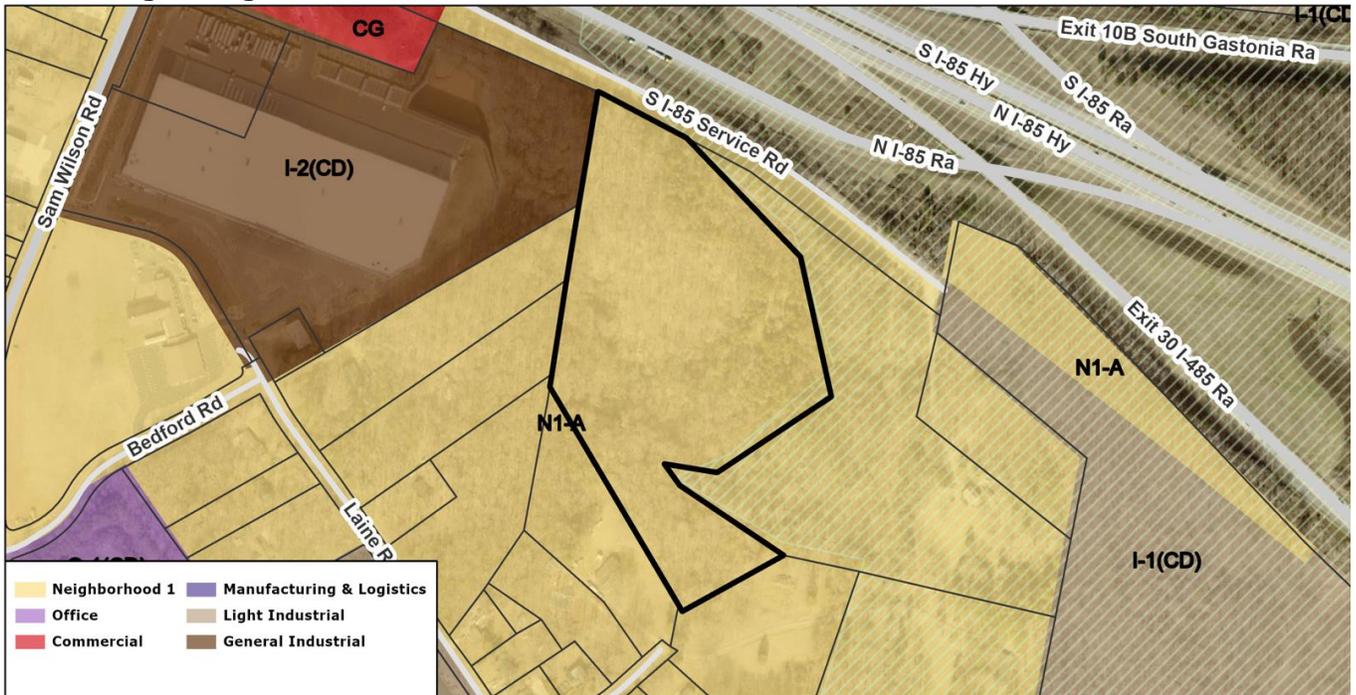
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

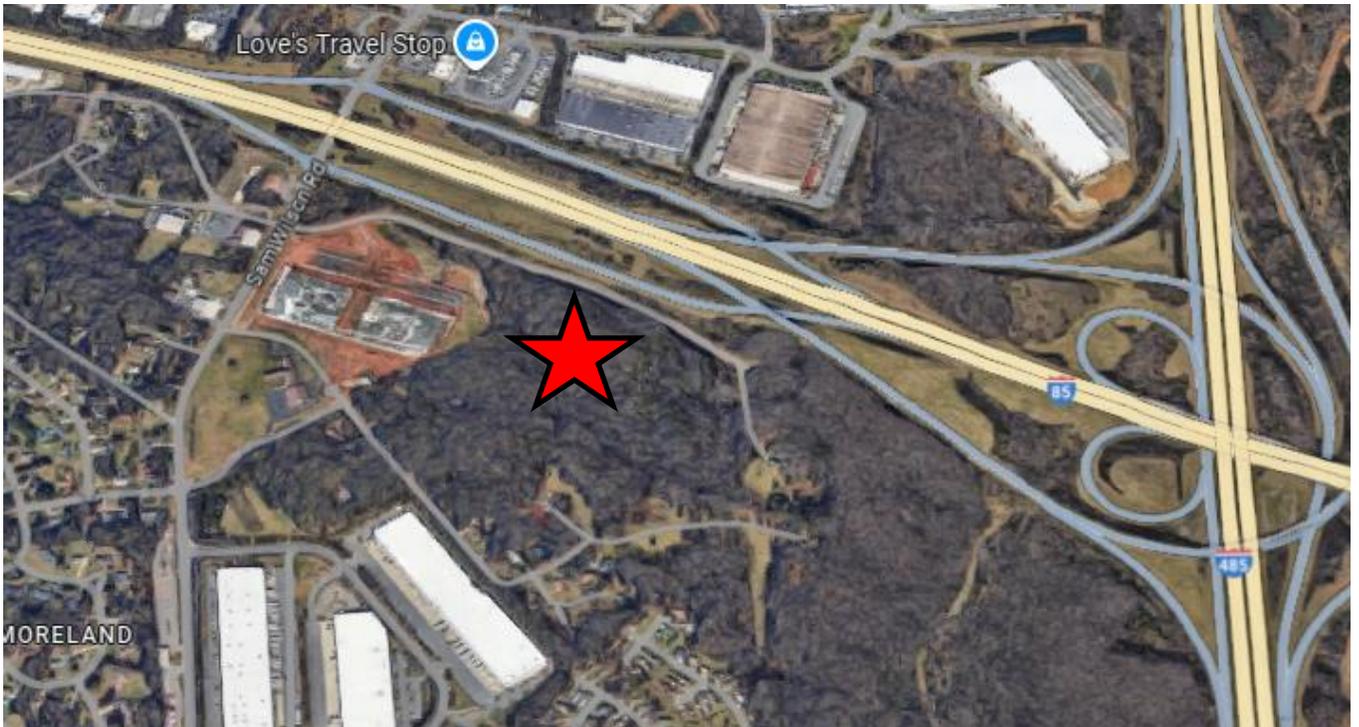
The site plan accompanying this petition contains the following provisions:

- Proposes up to 75,000 square feet of uses allowed in the ML-2 zoning district.
- Prohibits the following uses: adult electronic gaming establishment, adult use, agriculture – industrial processes, airport, airstrip, cemetery, correctional facility, crematorium, homeless shelter, landfill, land clearing, and inert debris (LCID), quarry, raceway/dragstrip, shooting range, indoor, vehicle repair facility: major, waste management facility.
- Access to the site is limited to I-85 Service Road.
- Commits to a 100’ Class A buffer along the perimeter of the property, which is reduced in some locations to 81.25’ with a fence. A minimum 100’ Class A buffer is shown along the southern boundary where adjacent to developed N1.

• **Existing Zoning**



- The site is zoned N1-A and is surrounded primarily by other parcels zoned N1-A. There are also I-2(CD) and I-1(CD) zoned parcels nearby.



The site, marked by a red star, is vacant and wooded and is surrounded by a mix of uses including industrial, transportation, single-family residential, and other vacant, wooded land.



Street view of the site as seen from I-85 Service Road.



Street view of Interstate 85 north of the site, as seen from I-85 Service Road.



Street view of vacant, wooded land to the east of the site along I-85 Service Road. Rezoning petition 2021-276 permitted industrial uses in this location.

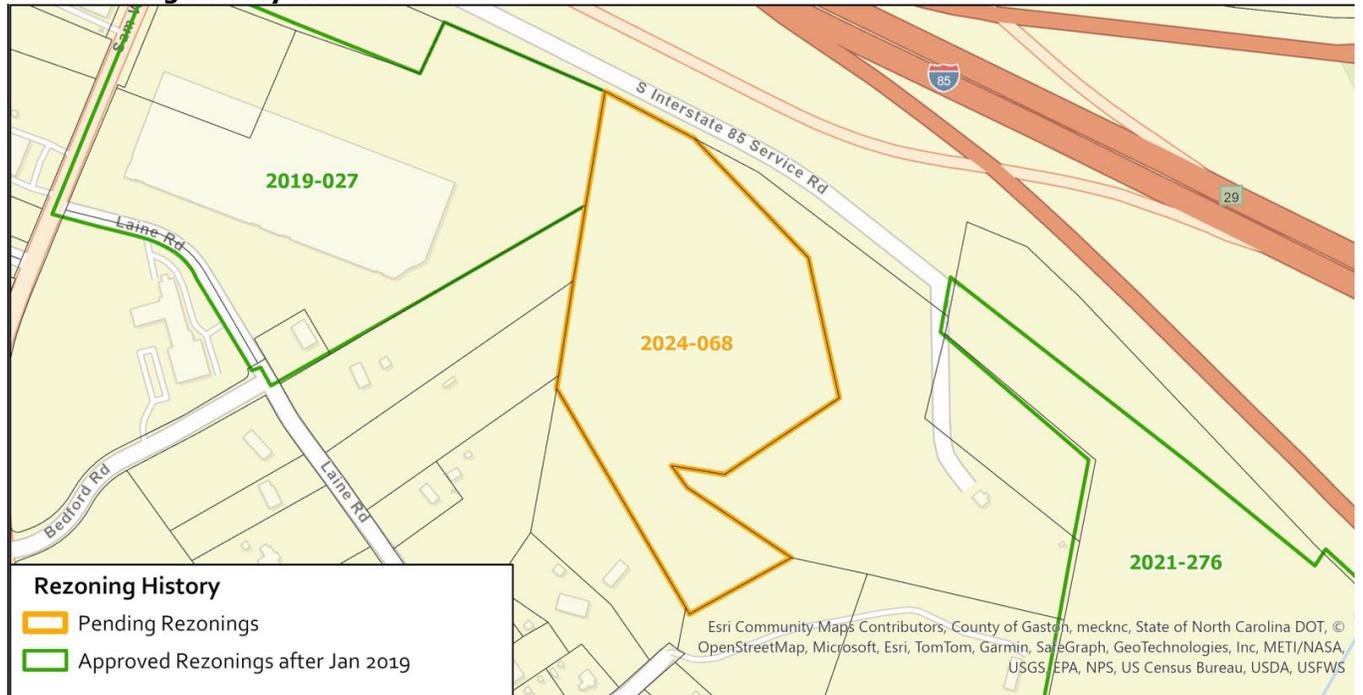


Street view of single-family residential uses to the south of the site along Laine Road.



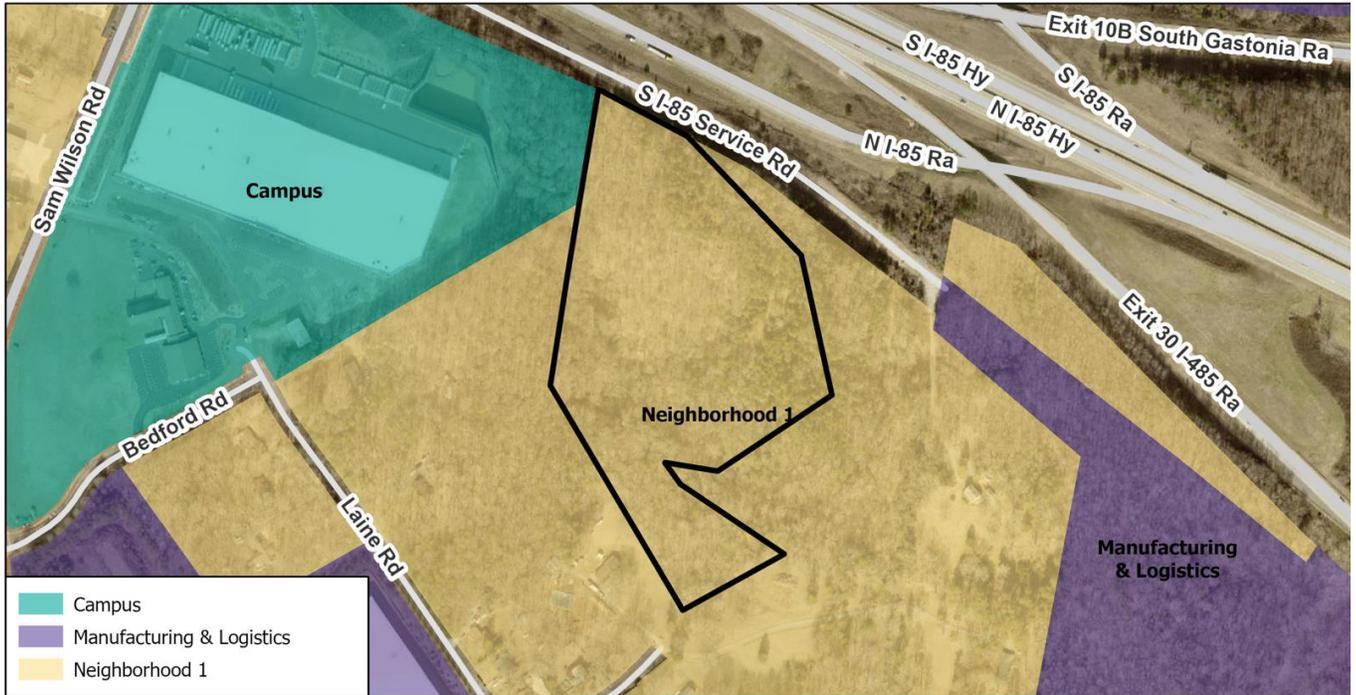
Street view of manufacturing and logistics uses to the west of the site as seen from Sam Wilson Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-276	Request to allow 335,000 SF of limited I-1 uses.	Approved
2019-027	Request to allow 250,000 SF of limited I-2 uses.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site and much of the surrounding property to the south and east.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to I-85 Service Road, a State-maintained local street, east of Sam Wilson Road, a State-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to adding conditional notes. Further details are listed below.

• **Active Projects:**

- There are no known projects in the vicinity.

• **Transportation Considerations**

- See Outstanding Issues, Notes 1-2.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 455 trips per day (based on 42 single family dwelling units).

Proposed Zoning: 485 trips per day (based on 75,000 SF of industrial uses).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water currently does not have water or sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water’s New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 3.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Transportation

1. Revise conditional note 3.e to state "NCDOT and CDOT".
2. Revise conditional note 5.b to state "if allowed by NCDOT" as opposed to "if required by NCDOT". Add a conditional note stating that the entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of the 6-foot sidewalk.

##### Environment

3. Provide a tree survey identifying all City trees eight inches DBH or greater and all planted City trees, all existing heritage trees on the property, and any existing areas of the site used for credit toward meeting previously approved tree save or green area requirements.

##### Land Use

4. Add aggregate recycling facility to list of prohibited uses.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908