

REQUEST

Current Zoning: ML-1 (Manufacturing & Logistics 1), ML-2 (Manufacturing & Logistics 2)
Proposed Zoning: CAC-1(CD) (Community Activity Center 1, Conditional)

LOCATION

Address: 2420 Berryhill Rd, Charlotte, NC 28208

Approximately 11.2 acres located east of Remount Road, north of Parker Drive, and west of Berryhill Road.



SUMMARY OF PETITION

The petition proposes to redevelop an industrial site in the Wilkinson Boulevard corridor with 985 apartments and 5,000 square feet of commercial uses.

PROPERTY OWNER

Berryhill LLC

PETITIONER

Panorama Development, LLC

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

The initial community meeting was held on January 29th, 2025 and 4 people from the community attended.

The community meeting report notes that items discussed at the meeting included a question about the proposed zoning district and whether there would be an environmental assessment of the site. An attendee noted the importance of Charles Parker in the area and their desire for community benefits as part of the petition. The full meeting report is available online.

A second community meeting was held on February 23rd, 2026 and 5 people from the community attended.

The second community meeting report notes discussion about transportation improvements associated with a traffic impact study, a question from the community about the target rental market, and general concerns about

gentrification in the West Boulevard corridor. The full meeting report is available online.

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- The CAC-1 zoning district is intended to accommodate those areas of the City that are transitioning from a more automobile-centric design to one that supports a more walkable, well connected mix of uses.
- Given the site’s location between two future LYNX Silver Line stations, a greater commitment to non-residential uses is required to achieve the intent of the Community Activity Center Place Type. Staff requests that the petitioner commit to 15,000 square feet of non-residential uses. Additionally, the petitioner should commit to completing non-residential uses during the first phase of the development.
- The site is located within ¼ mile of two future LYNX Silver Line stations. Current CATS bus routes 2 and 30 provide service via Remount Road to Westerly Hills, the LYNX Blue Line Scaleybark Station, and South Park Community Transit Center. Additionally, CATS bus routes 5 and 35 provide service via Wilkinson Boulevard to uptown Charlotte and Charlotte Douglas International Airport. Transit proximity provides critical support to denser residential developments so that residents may utilize multi-modal options beyond personal car use.
- The petition commits to offsite transportation improvements at Remount Road & Wilkinson Boulevard, Remount Road & Parker Drive, and West Boulevard & I-77 Southbound Off-Ramp.
- The site is within 1/3 mile of an established commercial node at West Boulevard and Remount Road that offers retail and personal services for potential future residents.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by providing both residential and commercial uses on the site in an area that is transitioning from an automobile-dependent built environment to one that supports multiple modes of travel.
 - 4: Trail & Transit Oriented Development may be facilitated by supporting moderately intense mixed-use development within ¼ of a future rapid transit line.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

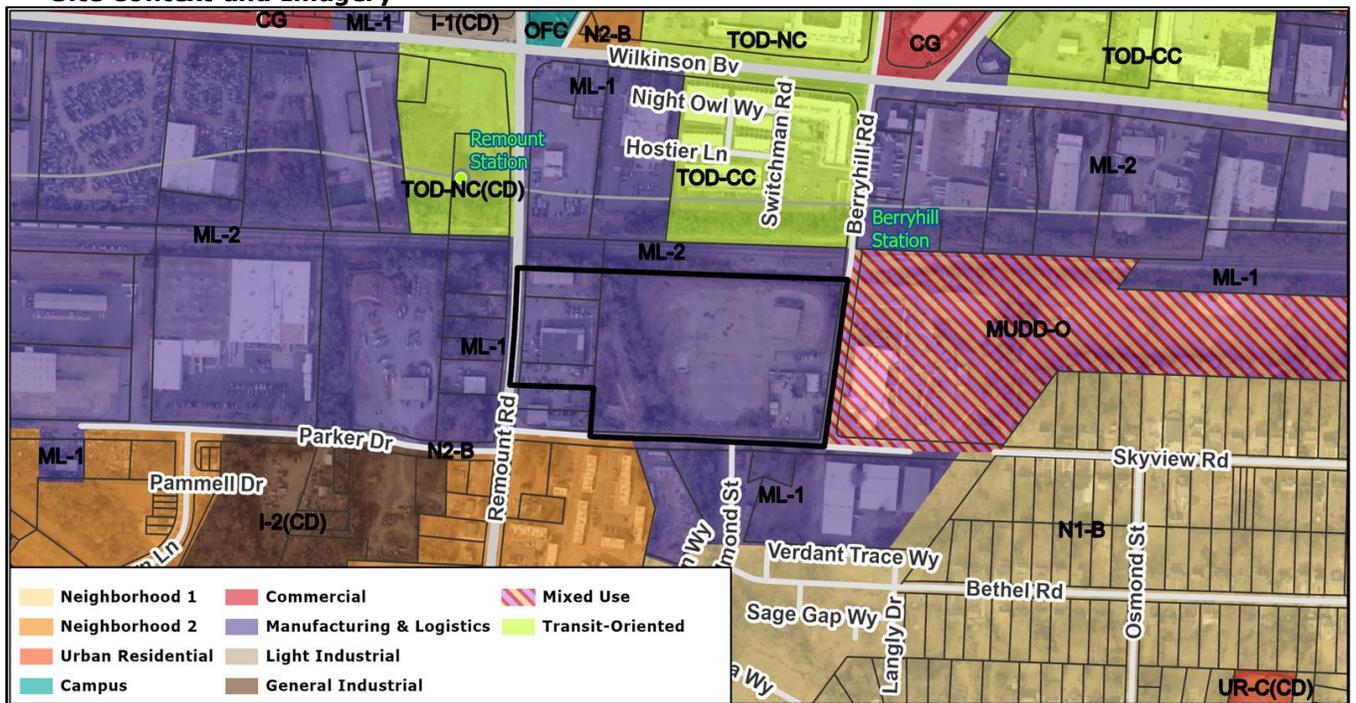
- Existing Zoning:
 - ML-1: This district is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. Limited commercial uses are allowed in the district, and it is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
 - ML-2: This district is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- Proposed Zoning:
 - CAC-1: This district is intended to accommodate those areas that are transitioning from a more automobile-centric orientation toward a more walkable, well-connected, moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes 985 multi-family stacked residential units, including 10 live/work units, and 5,000 square feet of non-residential uses.
- Establishes three development phases for multi-family stacked residential units. Phase 1 may include 350 units. Phase 2 may include an additional 325 units for a total of 675 units. Phase 3 may include an additional 310 units for a maximum of 985 units.
- Illustrates possible locations of live/work and/or commercial use locations along the Remount Road and Berryhill Road frontages.
- Commits to coordination with the regional transit authority to preserve right-of-way for the future Silver Line light rail project.
- Commits to streetscape improvements along each street frontage to include 8' planting strip and 8' sidewalk.
- Identifies possible open space and multi-use path along the intermittent stream running north/south through the site.
- Commits to several off-site transportation improvements as result of a traffic impact study, including improvements to the intersections of Remount Road & Wilkinson Boulevard, Remount Road & Parker Drive, and West Boulevard & I-77 South Off-Ramp.

• **Site Context and Imagery**



- The majority of the site is zoned ML-2 with the area along the Remount Road frontage zoned ML-1. The site is surrounded by a mix of zoning districts including ML-2 and TOD-CC (Transit Oriented Development-Community Center) to the north, MUDD-O (Mixed Use Development District-Optional) to the east, ML-1 and N2-B (Neighborhood 2-B) to the south, and ML-1 and ML-2 to the west.



The site, marked by a red star, is developed with a mix of industrial uses, including a trucking business, landscaping contractor, and vehicle repair shop. A mix of uses surround the site. Office, commercial, and residential uses are to the north of the site, across the railroad corridor and fronting Wilkinson Boulevard. An animal shelter is located to the east of the site. Residential and industrial uses are located to the south of the site across Parker Drive with commercial uses to the west across Remount Road.



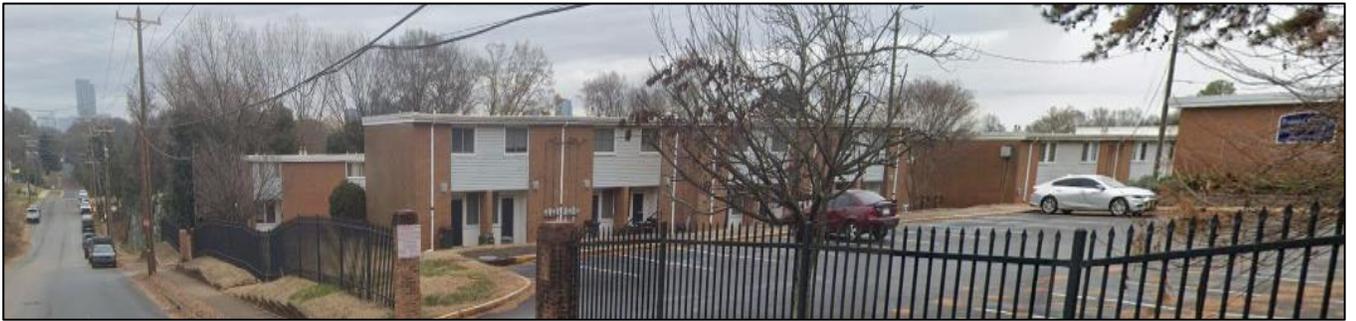
Street view of the site as seen from the Remount Road bridge over the Southern Railway line.



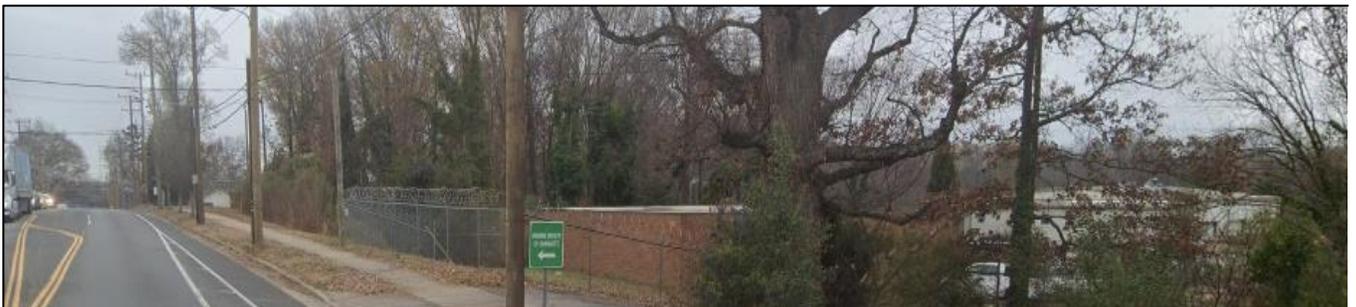
Street view of residential and commercial uses to the north of the site along Wilkinson Boulevard.



Street view of the animal shelter to the east of the site across Berryhill Road.

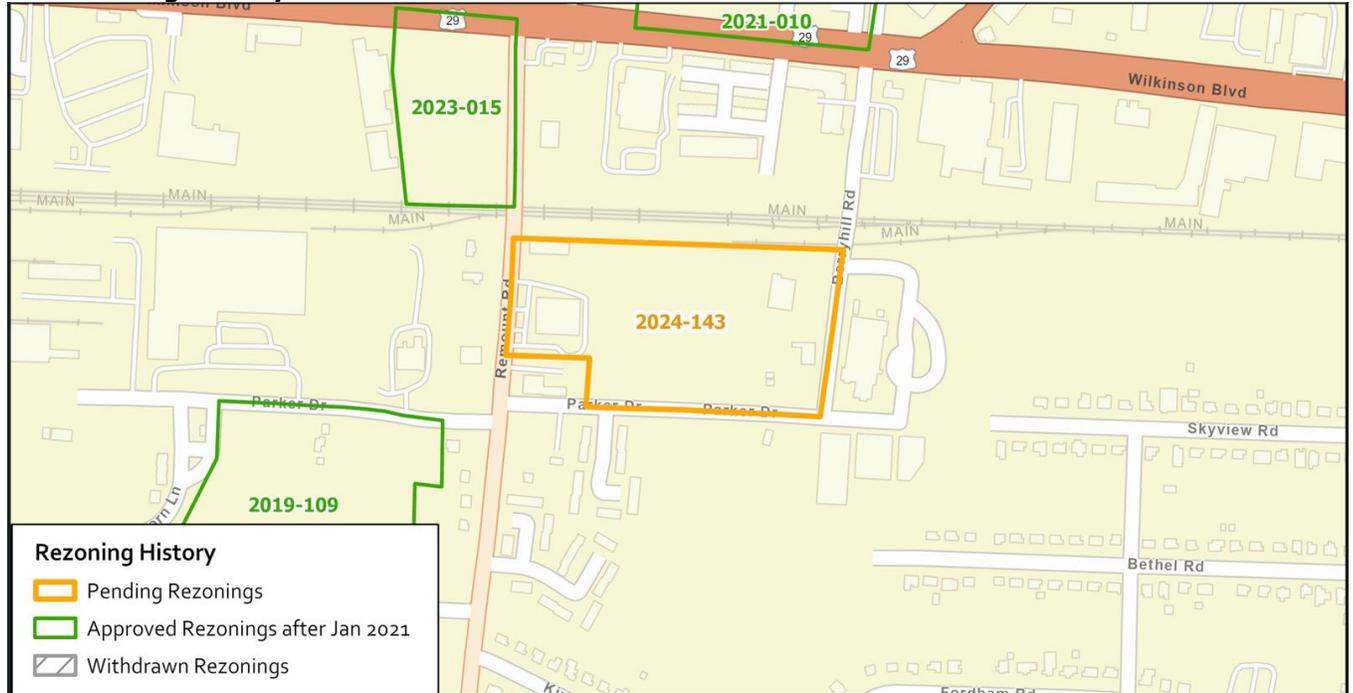


Street view of residential uses to the south of the site across Parker Drive.



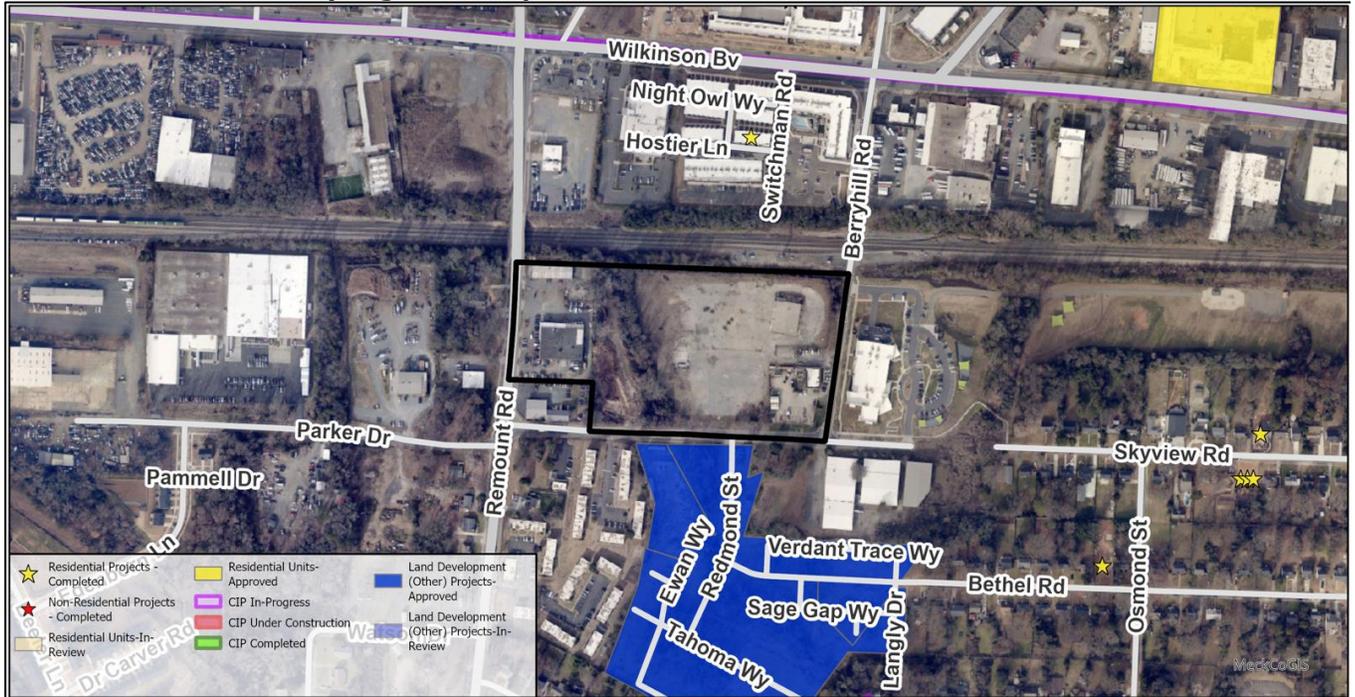
Street view of commercial uses to the west of the site across Remount Road.

• **Rezoning History in Area**



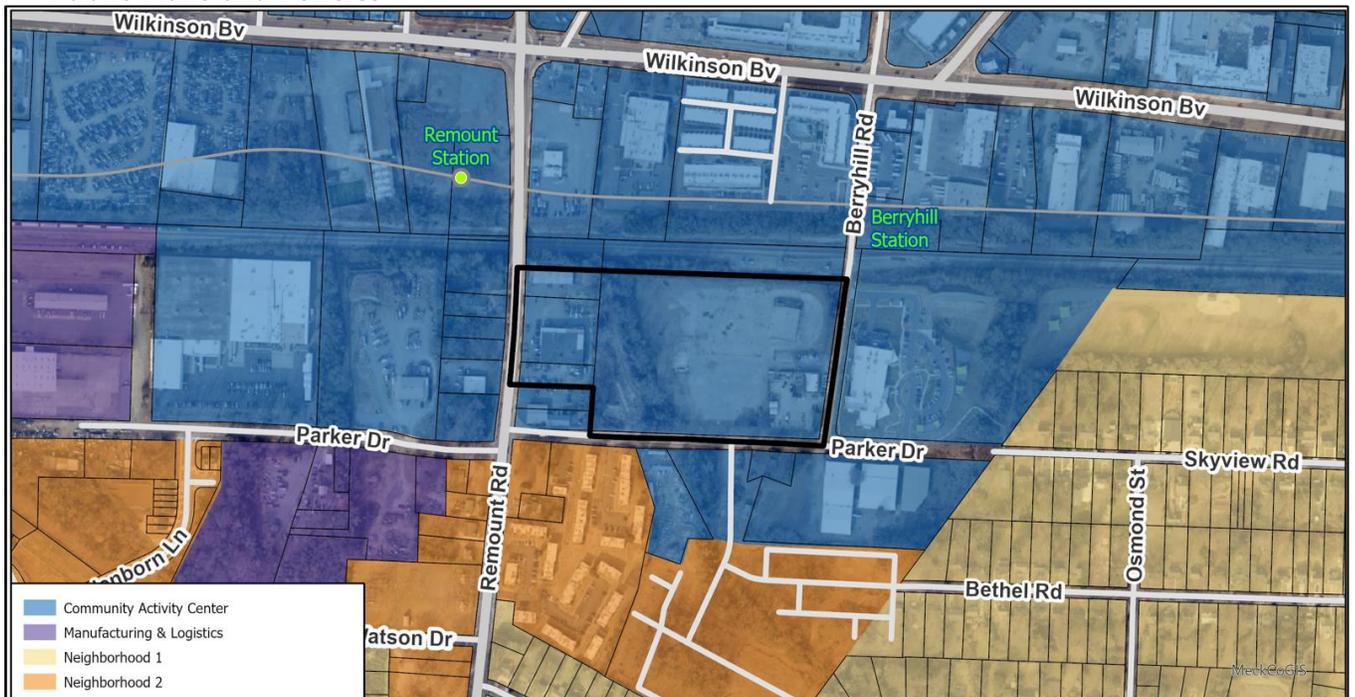
Petition Number	Summary of Petition	Status
2023-015	Rezoned 4.54 acres from ML-2 to TOD-NC(CD) (Transit Oriented Development-Neighborhood Center, Conditional) to allow all uses in TOD-NC while preserving right-of-way for the Silver Line.	Rezoning Approved. No permits pursued.
2021-010	Rezoned 4.9 acres from B-1(Neighborhood Business), O-2(Office), and R-22MF (Multi-Family Residential) to TOD-NC to allow all uses in TOD-NC.	Rezoning approved, permit approved, and construction completed for 320 apartments (LDCP-2023-00473).
2019-109	Rezoned 8.15 acres from N2-B to I-2(CD) (General Industrial, Conditional) to allow for contractor offices and accessory storage and an automobile repair garage with storage.	Rezoning approved, no permits pursued.

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The *2040 Policy Map* recommends the Community Activity Center Place Type. The proposed rezoning is in alignment with the adopted Community Activity Center Place Type.
 - Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

• INFRASTRUCTURE COMMENTS**• Charlotte Department of Transportation**

- The site is located adjacent to Remount Road, a City-maintained major arterial, north of Parker Drive, a city-maintained local road, and west of Berryhill Road, a City-maintained local road. Based on the 3,689 daily trips, this will trigger a Traffic Impact Study (TIS). Also, based on the 3,689 daily trips (after 30% TDM reduction), this will trigger a Tier 3 multimodal assessment (14 points) and Tier 3 transportation demand management (TDM) assessment (6 points). TIS was approved on 1/16/2026. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - NA
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 135 trips per day (based on 60,955 SF industrial use).
 - Existing Zoning Entitlements: 933 trips per day (based on 566,282 SF industrial uses).
 - Proposed Zoning: 3,689 trips per day (based on 985 multi-family dwellings units and 5,000 SF of retail).

• Storm Water Services

- The petitioner provided notes regarding development within any SWIM or water quality buffers as requested and standard provisions committing to comply with Stormwater Articles 23 through 28 in the UDO.
- **Considerations:**
 - No outstanding issues.

• Charlotte Water

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Parker Dr.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Parker Dr.
- **Considerations:**
 - No outstanding issues.

• Charlotte-Mecklenburg Schools

- The development may add 181 students to the schools in this area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Charles H. Parker Elementary currently at 96% utilization, would increase to 113%
 - Sedgefield Middle currently at 60% utilization, would increase to 64%
 - Harding High currently at 99% utilization, would increase to 103%.
- **Considerations:**
 - Existing school capacity in this area is currently inadequate for elementary school. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above. Existing school capacity in this area is currently adequate for middle and high school. Utilization is above 100% for high school; however, it is below the flex limit of 130%. See advisory comments at www.rezoning.org

• Charlotte Area Transit System

- The site is located along the proposed LYNX Silver Line and the petitioner commits to reserving ROW to accommodate future transit infrastructure.
- **Considerations:**
 - No outstanding issues.

CITY DEPARTMENT COMMENTS

- **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 outstanding issues.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org

- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGSite and Building Design

1. Commit to completion of non-residential space as part of Phase 1.
 2. Increase the amount of non-residential space to 15,000 square feet, with a conditional note stating that the 15,000 square feet functions independently of the multi-family units, and may not include facilities such as leasing office, fitness center, community spaces, etc.
 3. Revise listed existing zoning to ML-1 and ML-2. The site is not within the ANDO.
 4. Revise the proposed zoning to CAC-1(CD). The site is not within the ANDO.
 5. Revise the acreage to 11.2.
 6. Revise the parcels to state a portion of 11901210.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908