

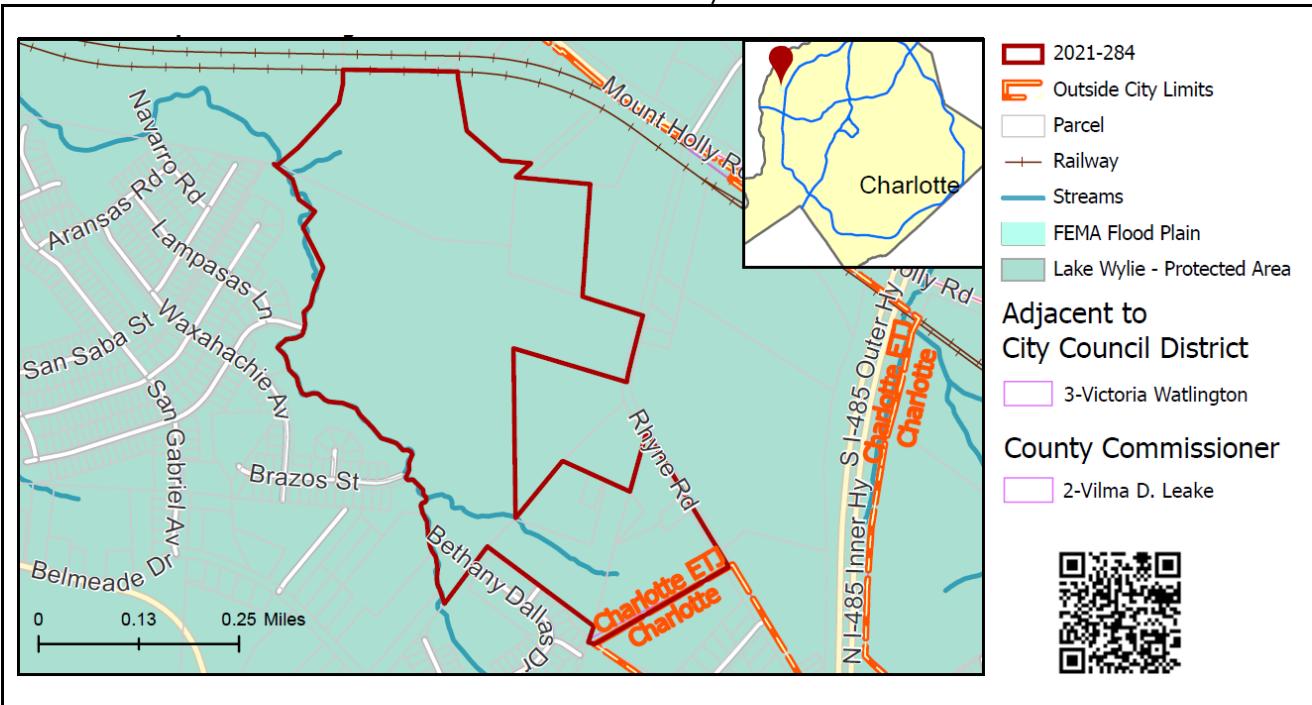
**REQUEST**

Current Zoning: I-1, 1-2(CD), R-3 LLWPA (light industrial, general industrial, conditional, single family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1(CD) LLWPA (light industrial, Lower Lake Wylie Protected Area)

**LOCATION**

Approximately 146.9 acres located on the west side of Rhyne Road south of Mount Holly Road and north of Belmeade Drive.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant site with up to 1,775,000 square feet of gross floor area of uses permitted in the I-1 district.

**PROPERTY OWNER**

Charbeck Properties LLC, et. al.

**PETITIONER**

Beacon Acquisitions LLC & Crescent Communities

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 54.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **consistent** with a portion of the site recommended for Manufacturing & Logistics Place Type, and **inconsistent** with the remaining portion recommended for the Neighborhood 1 Place Type, as per the *2040 Policy Map*.

Rationale for Recommendation

- While a portion of the site is inconsistent with the recommended Neighborhood 1 Place Type, the remainder is consistent with the Manufacturing & Logistics recommendation.

- The site is adjacent to railroad and other industrially zoned and developed properties. Also, it provides quick access to Interstate 485 via Rhyne Road and Mount Holly Road.
- The proposed site plan will provide adequate buffers from adjacent residential uses in the form of a minimum 75' buffer with a berm.
- The petition commits to several transportation improvements including an 8' planting strip and 12' multi-use path along the site's Rhyne Rd frontage and a \$250,000 contribution towards intersection improvements at Mount Holly Rd & Rhyne Rd / Sonoma Valley Dr.
- The petition commits to dedicating to Mecklenburg County 3 acres for a public park and a minimum 90' wide trail easement along the western property boundary.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 5: Safe & Equitable Mobility
  - 7: Integrated Natural & Built Environments
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the adopted Place Type as specified by the *2040 Policy Map*, for a portion of the site from current recommended Neighborhood 1 Place Type to Manufacturing & Logistics for the entire site.

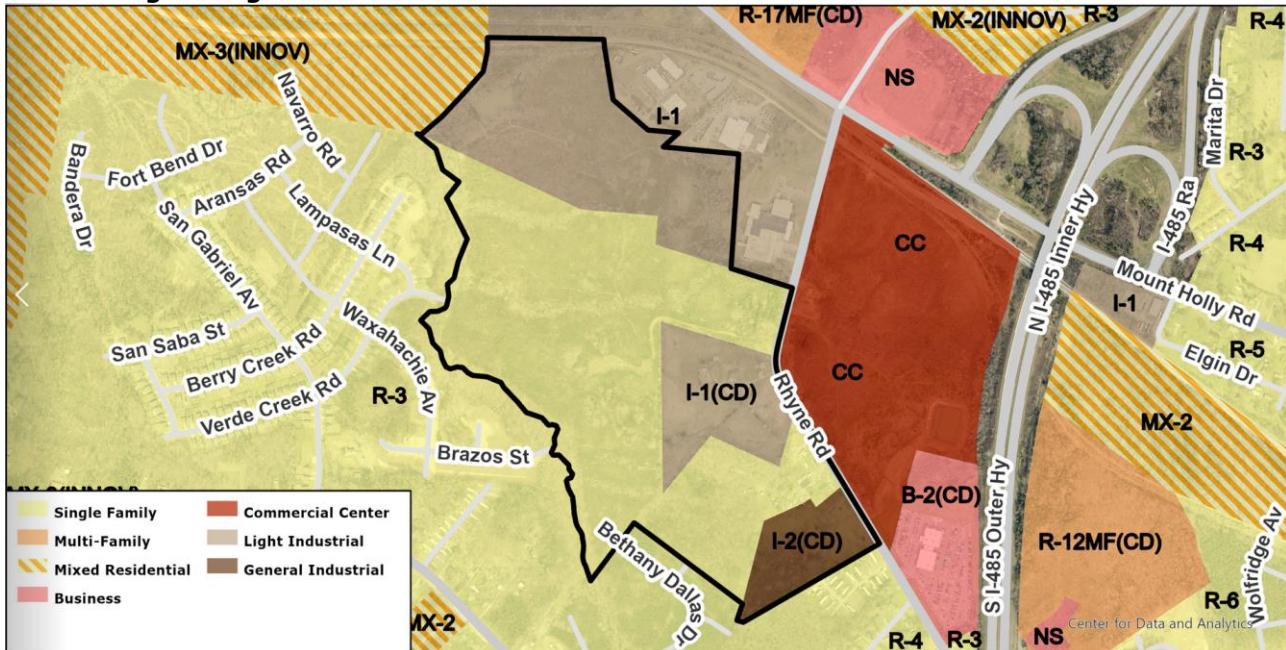
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

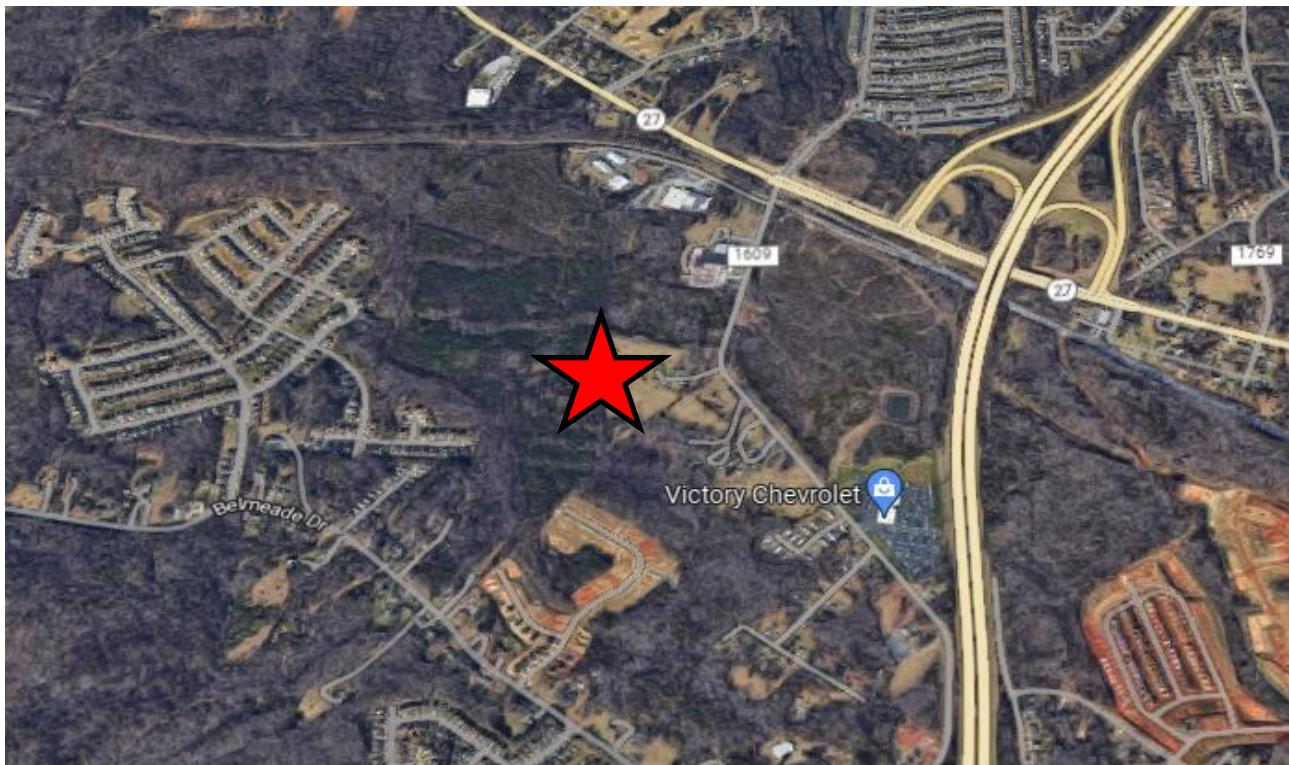
- Proposes up to 1,775,000 SF of gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other uses permitted in the I-1 district.
- Establishes a maximum floor area ratio of 0.8.
- Prohibits the following uses: abattoirs, adult establishment, airports, animal crematoriums, armories for meetings and training of military organizations, automobile service stations, automotive repair garages, beneficial fill sites, car washes, crematory facilities, commercial rooming houses, dry cleaning and laundry establishments, heliports and helistops, indoor training and shooting facilities, jails and prisons, junk yards, petroleum tank farm, cemeteries, landfills, quarries, raceway and dragstrips, railroad freight yards, stadiums and arenas of no more than 5,000 seats.
- Commits to the following transportation improvements:
  - Construction of a new public street through the site, extending from Rhyne Rd and terminating at the creek crossing.
  - 8' planting strip and 12' shared use path along the site's Rhyne Rd frontage.
  - 8' planting strip and 5' sidewalk along the proposed new street through the site.
  - Rhyne Road & Access A intersection – right in / right out access with southbound right turn lane and median on Rhyne Rd.
  - Rhyne Road & Access B intersection – full movement with construction of southbound right turn lane and northbound left turn lane.
  - Rhyne Road & Access C intersection – full movement with construction of southbound right turn lane and northbound left turn lane.
  - Mount Holly Road & Rhyne Road / Sonoma Valley Drive – petitioner commits to a \$250,000 contribution towards planned intersection improvements.
- Provides a 100' Class A buffer, which may be reduced 25% with a berm, along the site's perimeter.
- Commits to dedication of 3 acres to Mecklenburg County for a future neighborhood park.
- Commits to dedication of a minimum 90' wide trail easement along the western property boundary to Mecklenburg County for future trail connection.
- Confirms that the development will have zero footcandles at the property lines of adjacent single family zoning.

• Existing Zoning and Land Use



Two areas within the rezoning boundary were previously rezoned. The 14 acre tract zoned 1-I(CD) was rezoned via petition 2017-092 to allow up to 75,000 square feet of I-1 uses. The 8.7 acre tract zoned I-2(CD) was rezoned via petition 2019-036 to up to 20,000 square feet of I-2 uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential) I-1 (light industrial) I-1(CD) (light industrial, conditional) I-2(CD) (general industrial, conditional)	N1-A (neighborhood 1) ML-1 (manufacturing & logistics 1) I-1(CD) (light industrial, conditional) I-2(CD) (general industrial, conditional)	Community Activity Center



The site is surrounded by a mix of uses with industrial to the north, vacant and commercial to the east, and single family residential to the south and west.



Streetview of industrial uses to the north of the site along Rhyne Rd.

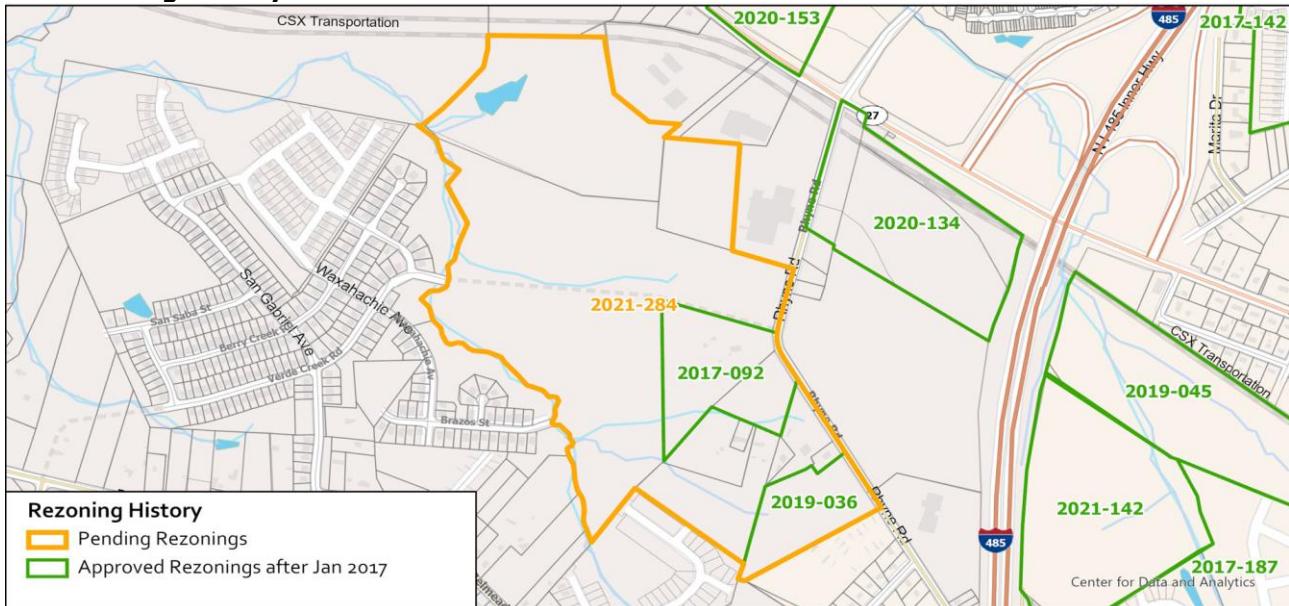


Streetview of vacant land to the east of the site across Rhyne Rd.



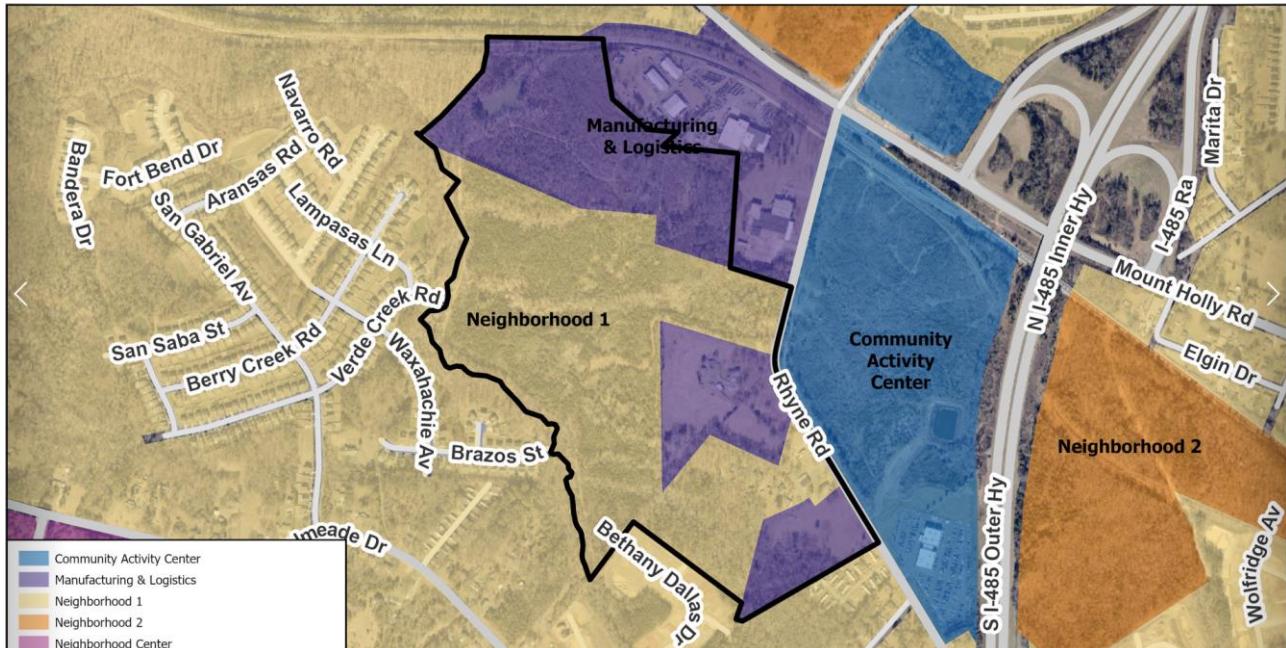
Streetview of single family residential to the west of the site along Verde Creek Rd.

#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-142	Petition to allow 268 multifamily residential units and 136 single family attached units at a density of 11.22 DUA and 2,750 SF of commercial uses and 9,000 SF of outdoor dining.	Approved
2020-153	Petition to allow 221 multifamily units at 16.9 DUA.	Approved
2020-134	Petition to amend a previously approved plan to allow 336 multifamily units at a floor area ratio of 0.4.	Approved
2019-045	Petition to amend a previously approved plan to allow 152 single family attached units.	Approved
2019-036	Petition to allow 40,000 SF of general industrial uses.	Approved
2017-187	Petition to allow all uses in the R-6 district.	Approved
2017-142	Petition to allow all uses in the R-4 district.	Approved
2017-092	Petition to allow 75,000 SF of uses allowed in the I-1 district.	Approved

- Public Plans and Policies**



The Charlotte Future 2040 Policy Map (adopted 2022) recommends Neighborhood 1 Place Type for a large portion of this site, and Manufacturing & Logistics Place Type for the remaining portion.

- TRANSPORTATION SUMMARY**

- This site is located on Rhyne Road, a State-maintained minor throughfare, just south of Mount Holly Road. A Traffic Impact Study (TIS) was required for this site and, and CDOT and NCDOT approved the TIS on September 2, 2022. In accordance with the Charlotte WALKS and BIKES council-approved policies, the petitioner has committed to provide a shared-use path along the site's frontage of Rhyne Road, and the petitioner has committed to provide a 90-foot greenway easement to Mecklenburg County Parks and Recreation, along the western property boundary. Lastly, the petition has committed to extend a public street near the western property line and dedicate the right-of-way for a future street connection to the adjacent Rapids at Belmeade, single-family subdivision.
- Site plan and conditional note revisions are needed and the outstanding items include, but are not limited to, labeling and dimensioning the right-of-way dedication for the future Verde Creek Drive connection. Further details are listed below.

- Active Projects:**

- NA

- Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 3,945 trips per day (based on 440 single family detached dwellings).

Proposed Zoning: 2,845 trips per day (based on 1,775,000 SF warehouse).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Rhyne Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along the west side of the parcels. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

**OUTSTANDING ISSUES**

Transportation

1. ~~Revise the site plan and conditional notes to commit to dedicate the right of way of the new public street to the property line for the future Verde Creek Drive connection.~~ **ADDRESSED**
2. Clearly label and dimension right-of-way for proposed public street (include specific width to be dedicated) on the site plan. Call out right-of-way width to be dedicated in conditional note III.b.

**OUTSTANDING**

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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