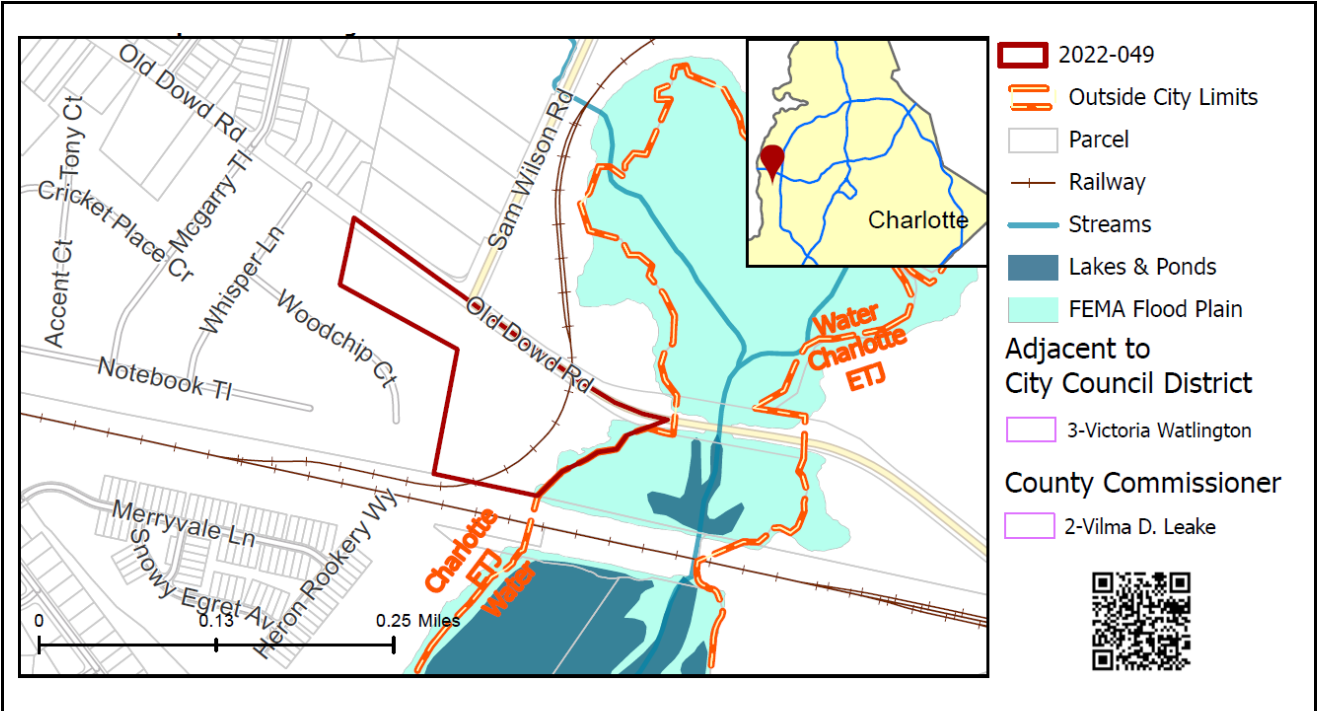


**REQUEST**

Current Zoning: NS (neighborhood services)  
Proposed Zoning: I-2(CD) (general industrial, conditional)

**LOCATION**

Approximately 9.84 acres located on the south side of Old Dowd Road at the intersection with Sam Wilson Road.



**SUMMARY OF PETITION**

The petition proposes to allow 92,000 square feet of gross floor area of indoor self-storage as well as outdoor boat and RV parking and storage.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Turnstone Group, LLC  
Turnstone Group, LLC  
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: 0.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency  
The petition is **inconsistent** with the *2040 Policy Map* recommendation for Commercial place type.

Rationale for Recommendation

- While the request is for I-2(CD) zoning, the petition prohibits many of the most noxious I-2 uses. The requested I-2 zoning would allow for outdoor storage of boats and recreational vehicles, the view of which will be screened from the public street.
- The site is adjacent to Manufacturing & Logistics place type to the north and east.

- The petition would improve traffic flow in the vicinity of the site by installing a traffic signal and associated turn lanes at the intersection of Old Dowd Road & Sam Wilson Road.
- The site is encumbered by floodplain and utility right-of-way that limits the amount of developable area on the site.
- The proposed use will be buffered from the adjacent approved single family attached residential by a 54.5' buffer with a berm.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Commercial Place Type to Manufacturing & Logistics Place Type for the site.

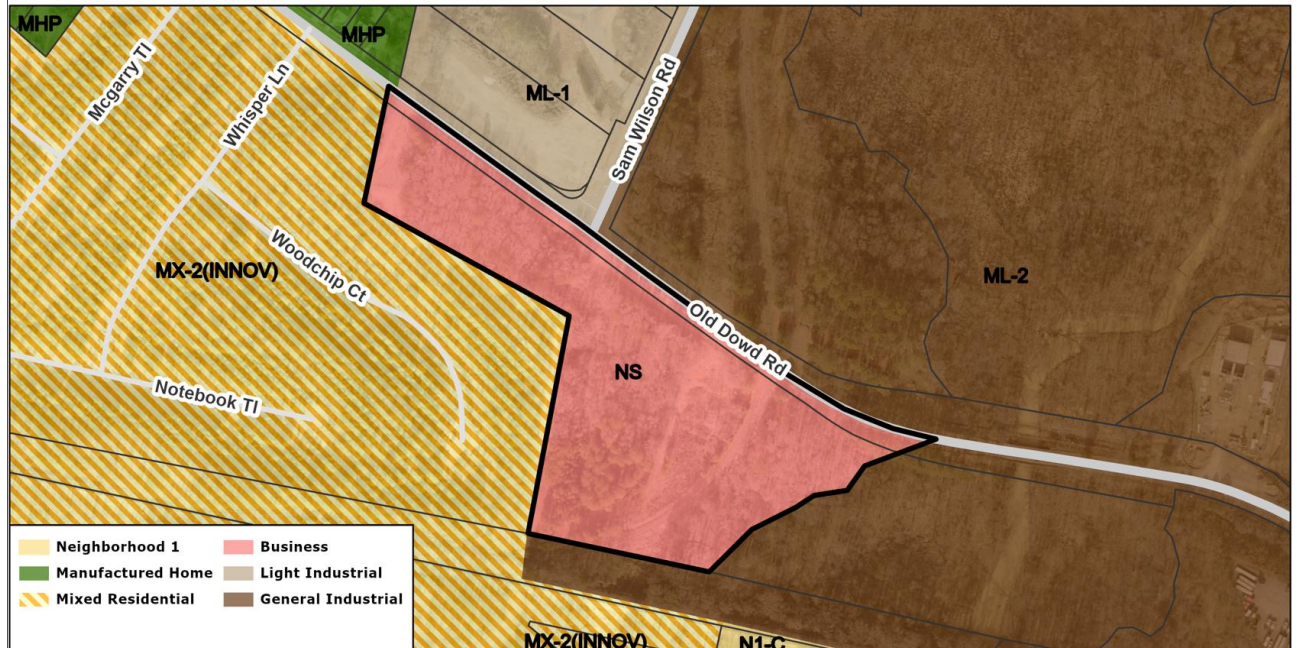
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

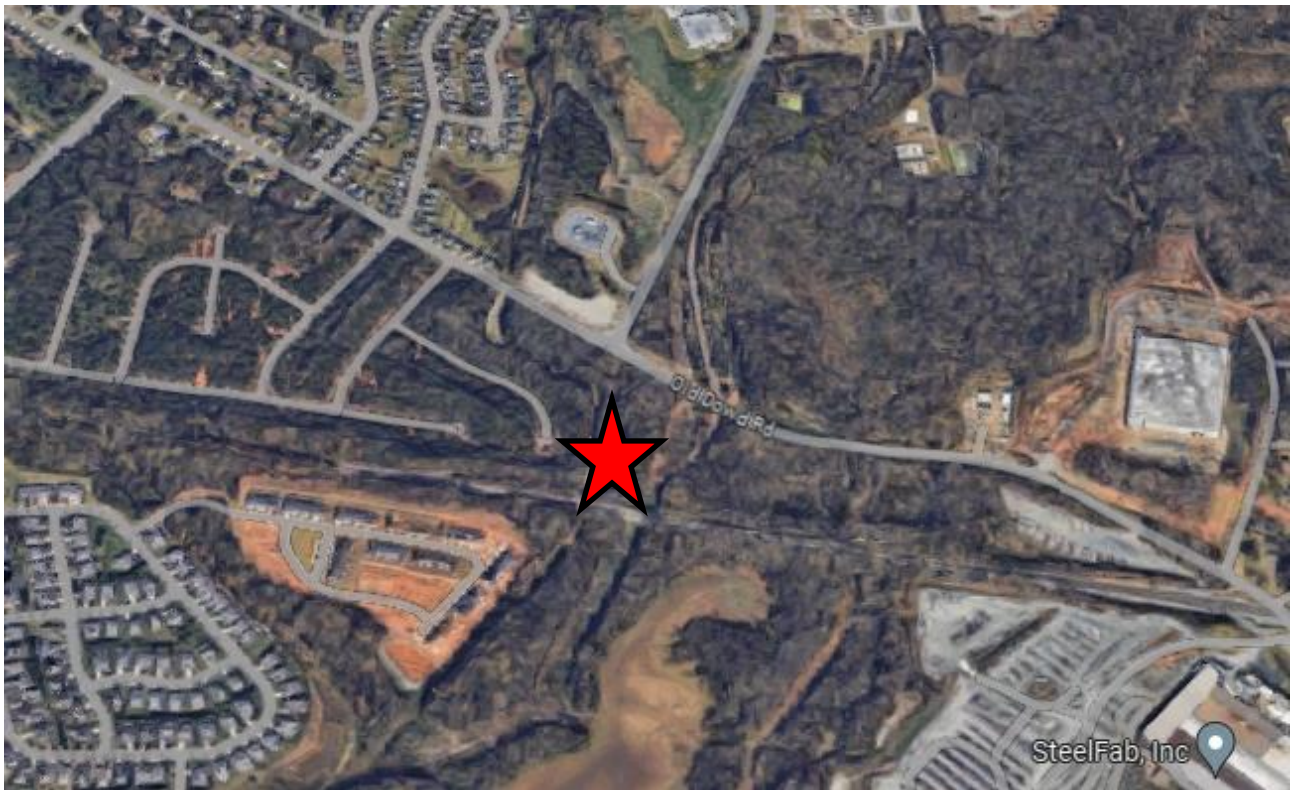
- Allows for 92,000 square feet of indoor self-storage as well as warehousing, warehouse distribution, and office uses as secondary uses.
- Allows for accessory uses permitted in the I-1 district.
- Allows for outdoor storage of boats and recreational vehicles.
- Prohibits the following uses: adult establishment, automobile services stations, automotive repair garages, car washes, dry cleaning and laundry establishments, petroleum storage facilities, cemeteries, landfills, quarries, raceway and dragstrips, and heavy manufacturing.
- Provides a minimum 54.5-foot Class A buffer (reduced from 73' with a berm).
- Provides landscape screening between the proposed outdoor storage area and Old Dowd Road.
- Commits to the following transportation improvements:
  - 150' westbound Old Dowd Road left turn lane.
  - Restriping of southbound Sam Wilson Road to a combination through-left turn lane.
  - Installation of a traffic signal at site entrance and intersection of Old Dowd Road and Sam Wilson Road in coordination with CDOT and NCDOT.
  - 8' planting strip and 6' sidewalk along the site's Old Dowd Road frontage.

• **Existing Zoning and Land Use**

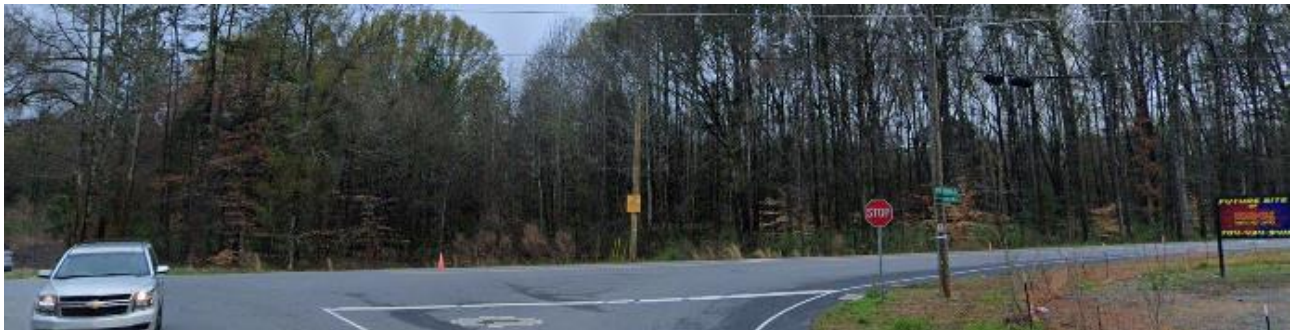


The site is zoned NS and is surrounded by a mix of districts including MX-2(INNOV), N1-C, ML-1, ML-2, and MHP.





The site, marked by a red star, is surrounded primarily by wooded land and railroad and utility right-of-way. The property immediately to the west of the site was recently rezoned to allow single family attached residential.



Streetview of the site as seen looking south from Sam Wilson Road and across Old Dowd Road.



Streetview of parking and utility uses to the north of the site across Old Dowd Road.



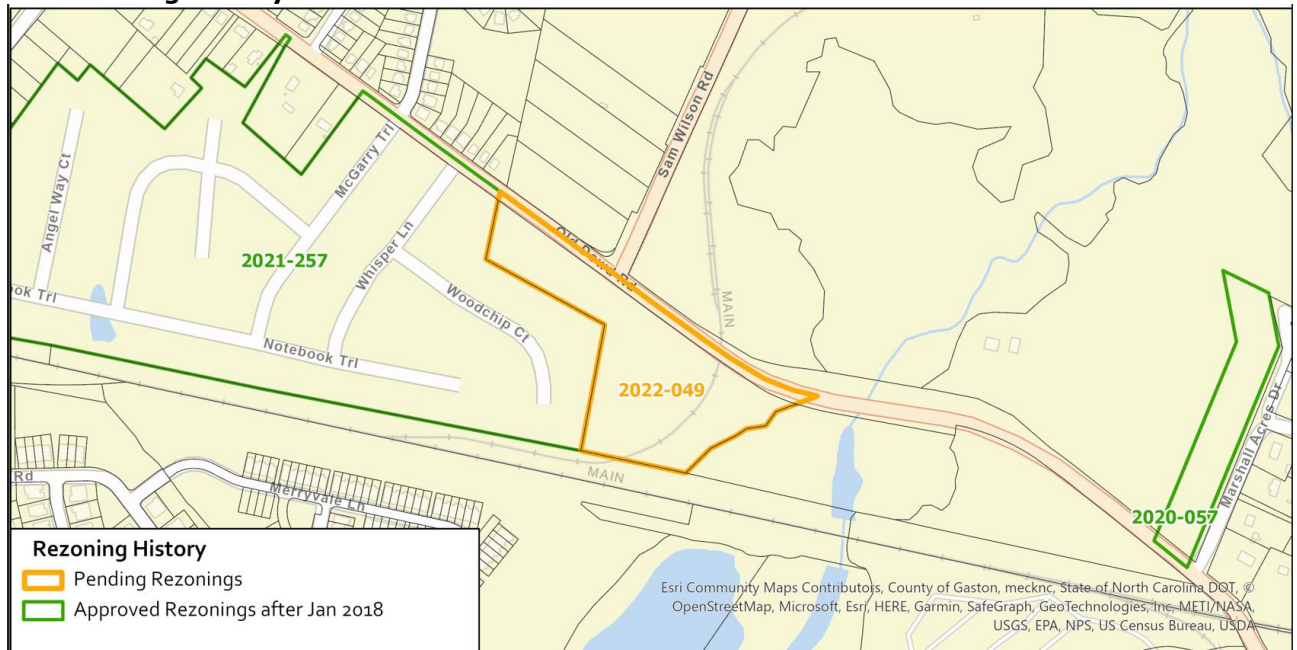


Streetview of wooded land to the east of the site and characteristic of land to the south of the site.



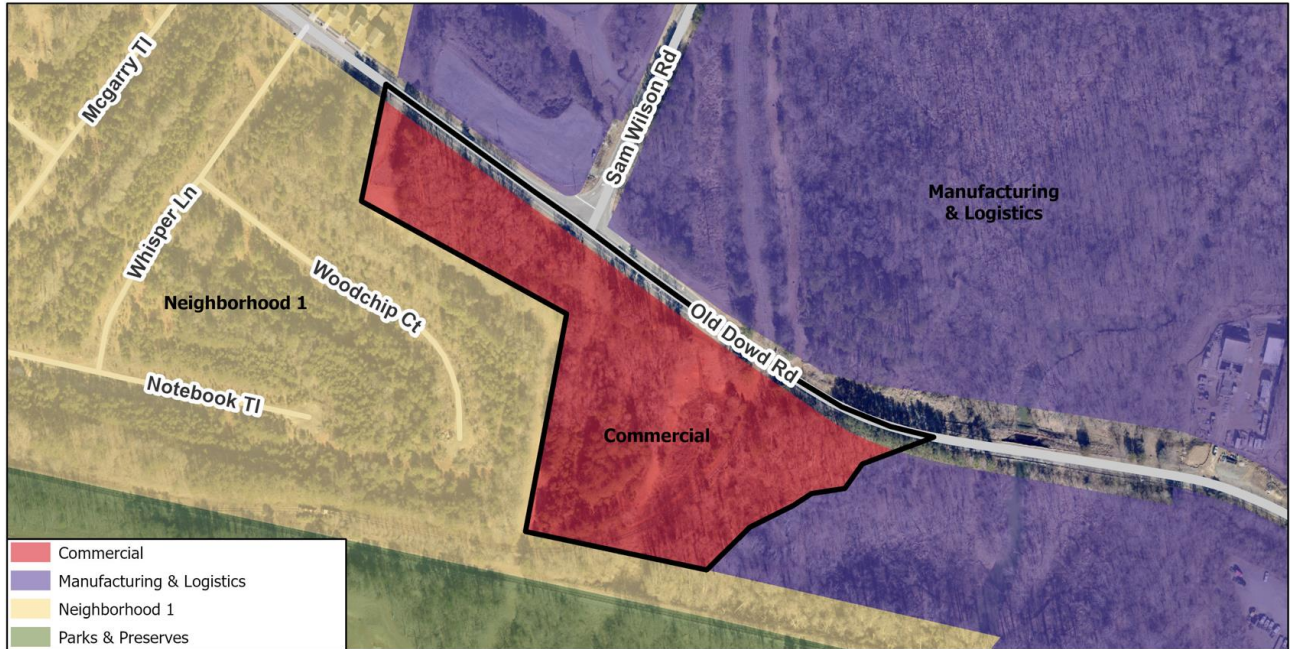
Streetview of wooded land to the west of the site that was recently rezoned to allow single family attached residential.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-257	Petition to amend a conditional site plan to allow the development of up to 316 single family attached dwelling units at a density of 6 DUA.	Approved
2020-057	Petition to allow up to 600,000 square feet of industrial uses in I-2(CD).	Approved
2017-061	Petition to amend a conditional site plan to eliminate a restriction on the amount of permitted warehouse/distribution space.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Commercial place type for the site.

• **TRANSPORTATION SUMMARY**

- This site is south of the intersection of Sam Wilson Road and Old Dowd Road, two State-maintained minor thoroughfares. This site was encompassed in the TIS associated with RZP 2014-081, and the proposed use of this petition results in an overall reduction in trips generated from the use(s) entitled under RZP-2014-081. Additionally, in accordance with City Ordinances and Charlotte WALKS and BIKES Policies, CDOT is coordinating with the petitioner to provide sidewalks and bicycle facilities along the site’s frontage of Old Dowd Road.

Site plan and conditional note revisions are needed, and the outstanding items include, but are not limited to, increasing the length of the proposed driveway stem, increasing the sidewalk width to 6ft, and including the CDOT standard notes. Further details are listed below.

**Active Projects:**

- N/A

• **Transportation Considerations**

- No Outstanding Issues., Notes 1-6. **ADDRESSED**

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 1,510 trips per day (based on 154 single family detached dwellings).

Proposed Zoning: 135 trips per day (based on 92,000 square foot mini-warehouse/self storage).

**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:** No comments submitted.
- **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 12-inch water distribution main located along Old Dowd Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main located through the parcel. 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 outstanding issues.
- **Storm Water Services:** See Outstanding Issues, Note 7. **ADDRESSED**
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES

### Transportation

- ~~1. Revise the site plan to show a 6' sidewalk as is referenced in the conditional notes. **ADDRESSED**~~
- ~~2. Add a conditional note to commit to connecting the traffic signal to the CDOT network via fiber optic connection. **ADDRESSED**~~
- ~~3. Add the following conditional note "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad western Mecklenburg area, by way of a private/public partnership effort or other public sector project support." **ADDRESSED**~~
- ~~4. Revise southbound approach laneage to thru right lane with dedicated left turn lane. If the lane configuration remains right lane with thru left the proposed driveway stem needs to match so the signal can run without split phase operation. **ADDRESSED**~~
- ~~5. Add a conditional note committing to the right turn lane on Old Dowd Road shown on the site plan. **ADDRESSED**~~
- ~~6. Extend the driveway stem into the site as is shown in CDOT's memo. **ADDRESSED**~~

### Site and Building Design

- ~~7. Please include the following note under Environmental Features: "Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions. The existing pond on site may require a buffer depending on results of the delineation report." **ADDRESSED**~~
- ~~8. Revise the buffer on the western property boundary to be a minimum of 100', which can be reduced to 75' with a berm. **ADDRESSED**~~

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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