

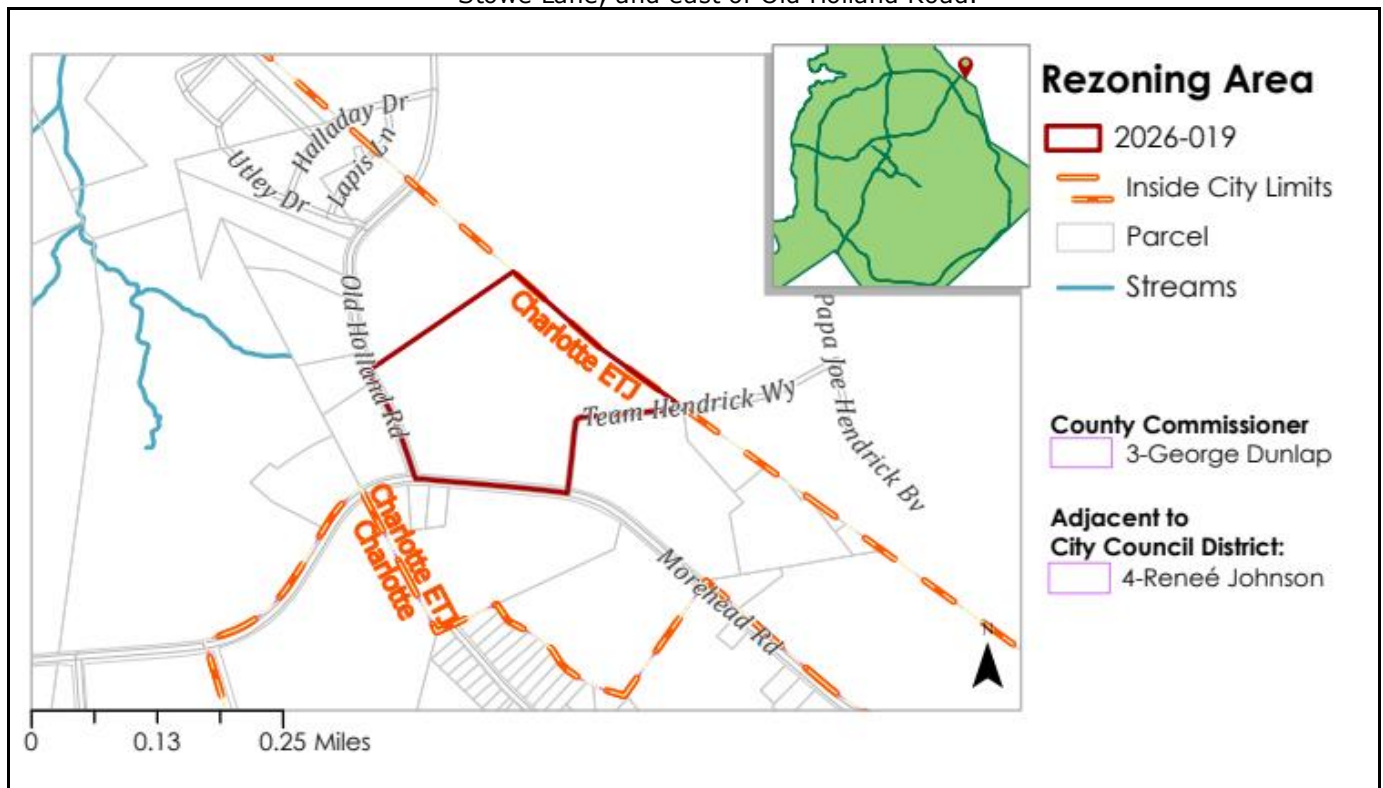
REQUEST

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

LOCATION

Address: 3435 Morehead Road, Charlotte, NC 28075

Approximately 22.89 acres located north of Morehead Road, west of Stowe Lane, and east of Old Holland Road.



SUMMARY OF PETITION

The petition proposes an industrial and research type of campus to allow some uses permitted by-right and under prescribed conditions in the ML-2 zoning district related to an automotive facility. The site is currently developed with two single family homes.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

HSREI, LLC
ACRO Development Services
Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

The community meeting was held on Thursday, May 14, 2026, and 2 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the project to allow the expansion of the existing Hendrick Motorsports complex and addressing water and sewer concerns. The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *North Middle & Outer Community Area Plan*. The petition may facilitate the following priority goal of the area plan:

- 8: Diverse & Resilient Economic opportunity may be supported by development of this site, which is connected to a portion of the same property in Concord (Cabarrus County) as part of a research campus for the motorsports industry which has the potential to generate a substantial number of jobs across a wide range of skill levels.

Rationale for Recommendation

- This site is in a more rural area of Charlotte's ETJ and, although adjacent to Neighborhood 1 (N1), it is not within or adjacent to a neighborhood. Its context aligns more closely with the expanding Cabarrus County motorsports campus.
- The petition may include Industrial and Research & Development type uses to expand and complement the existing Hendrick Motorsport Campus.
- Although Manufacturing and Logistics Place Types are generally not ideal adjacent to N1, the petition includes a 100-foot Class A landscape yard along the northwestern boundary abutting the existing Neighborhood 1 zoning district, as well as 25-foot Class B landscape yards with berms along both the Morehead Road and Old Holland Road frontages.
- In addition to providing landscape yards, the Petitioner acknowledges the need to be responsive of neighbors and agrees that all principal uses on the site will operate within fully enclosed buildings. No manufacturing, fabrication, processing, or assembly activities may take place outside of an enclosed structure.
- The Petitioner commits that any noise-producing activities on the site will comply with the City's Noise Ordinance.

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 and Logistics Place Type for the site.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

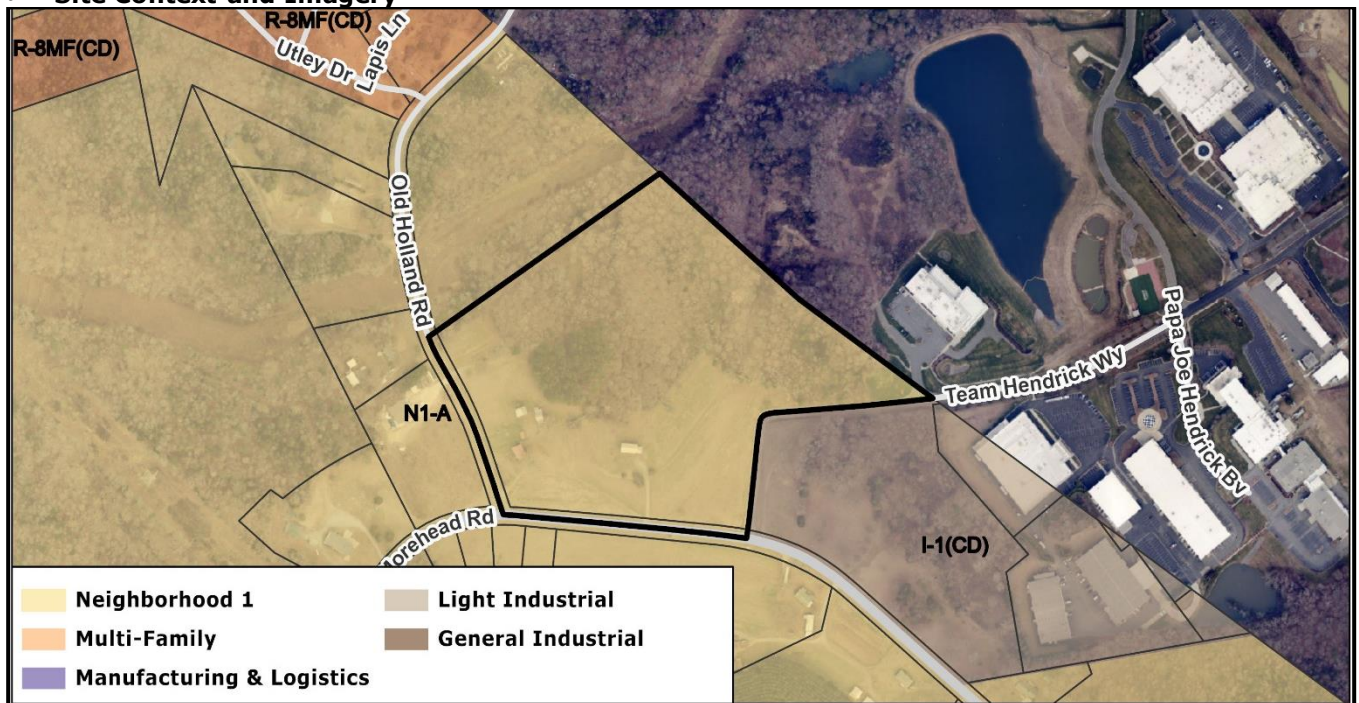
- Existing Zoning:
 - N1-A: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 10,000 square feet or greater.
- Proposed Zoning:
 - ML-2: This district is intended to accommodate industrial uses, including 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.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

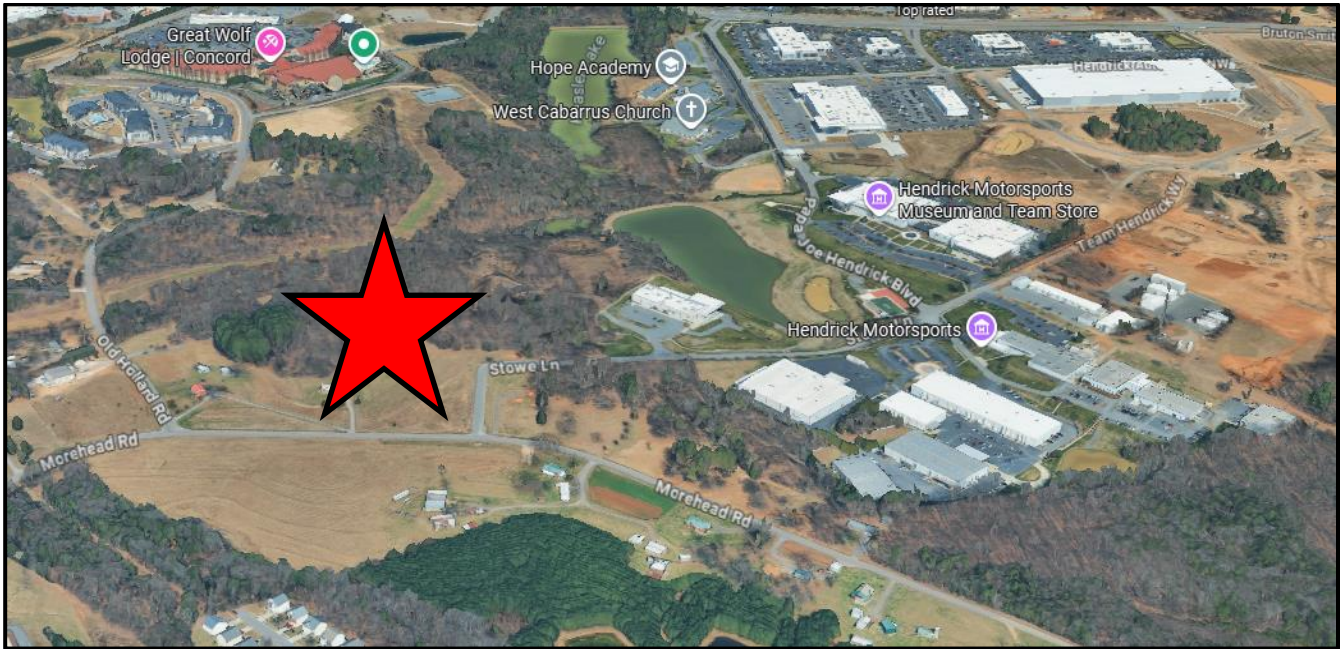
The site plan accompanying this petition contains the following provisions:

- The site may be developed with industrial uses which include but are not limited to manufacturing, fabrication, and processing of any article, substance, or commodity. Other uses may include a race shop (i.e., an automotive facility that provides services, parts, and support for vehicles used in motorsports or high-performance driving), warehousing, research & development, light assembly, office and other uses as allowed by right and under prescribed conditions in the ML-2 zoning district together with accessory uses.
- All principal uses on the site shall be within a fully enclosed building. No manufacturing, fabrication, processing, and assembly of items may occur outside the fully enclosed building.
- Prohibits the following uses: Adult Electronic Gaming Establishment, Adult Use, Contractors Office with Outdoor Storage, Drive Through Establishment, Funeral Home, Greenhouse/Nursery -Wholesale, Heavy Rental and Service Establishment, Heavy Retail Establishment, Vehicle Fueling Facility, Vehicle Rental - Outdoor, Place of Worship, Homeless Shelter, Agriculture - Industrial Processes, Crematorium, Rail Freight Terminal, Rail Yard, Salvage and/or Junk Yard, Truck Terminal, and Wholesale Goods Establishment, **telecommunications and data storage facility, and vehicle dealerships.**
- Petitioner agrees to limit any noise occurring activities to conform to the City's Noise Ordinance.
- Provides a minimum 100-foot wide Class A landscape yard along the northwestern external property boundary abutting the existing Neighborhood 1 zoning district.
- Provides a minimum 25-foot wide Class B landscape yard along both the Morehead Road and Old Holland Road frontages with a minimum four-foot high berm will be provided within the landscape yard.
- Access to the Site will be from Old Holland Road and Team Hendrick Way as generally depicted on the Rezoning Plan.
- Provides an 8- foot wide planting strip and a 12-foot wide shared use path along the site's Morehead Road frontage.
- Provides an 8- foot wide planting strip and a 12-foot wide shared use path along the site's Old Holland Road frontage.

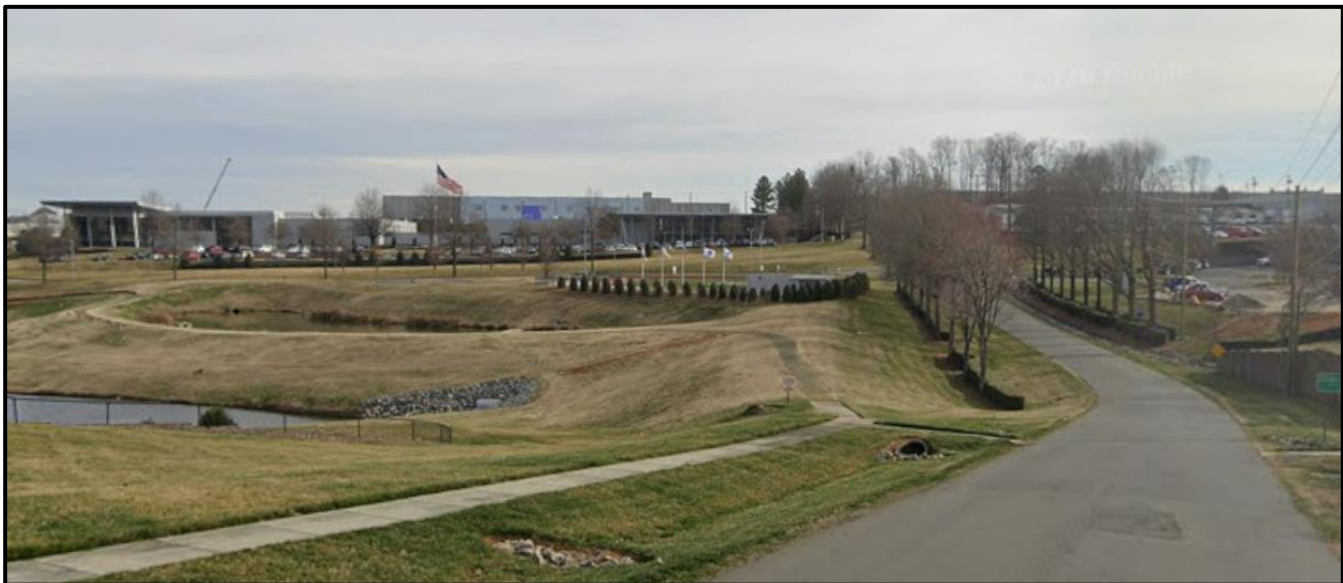
- **Site Context and Imagery**



- The current zoning is N1-A (Neighborhood 1-A). The surrounding zoning is I-1(CD) (Light Industrial, Conditional), N1-A (Neighborhood 1-A), and R-8MF(CD) (Multi-family Residential, Conditional).



The site (denoted by a red star) is located north of Morehead Road, west of Stowe Lane, and east of Old Holland Road. The site is adjacent to a large motorsports campus with many of the surrounding land uses either vacant or underdeveloped.



The property to the northeast along Stowe Lane is the Hendrick Motorsports campus.

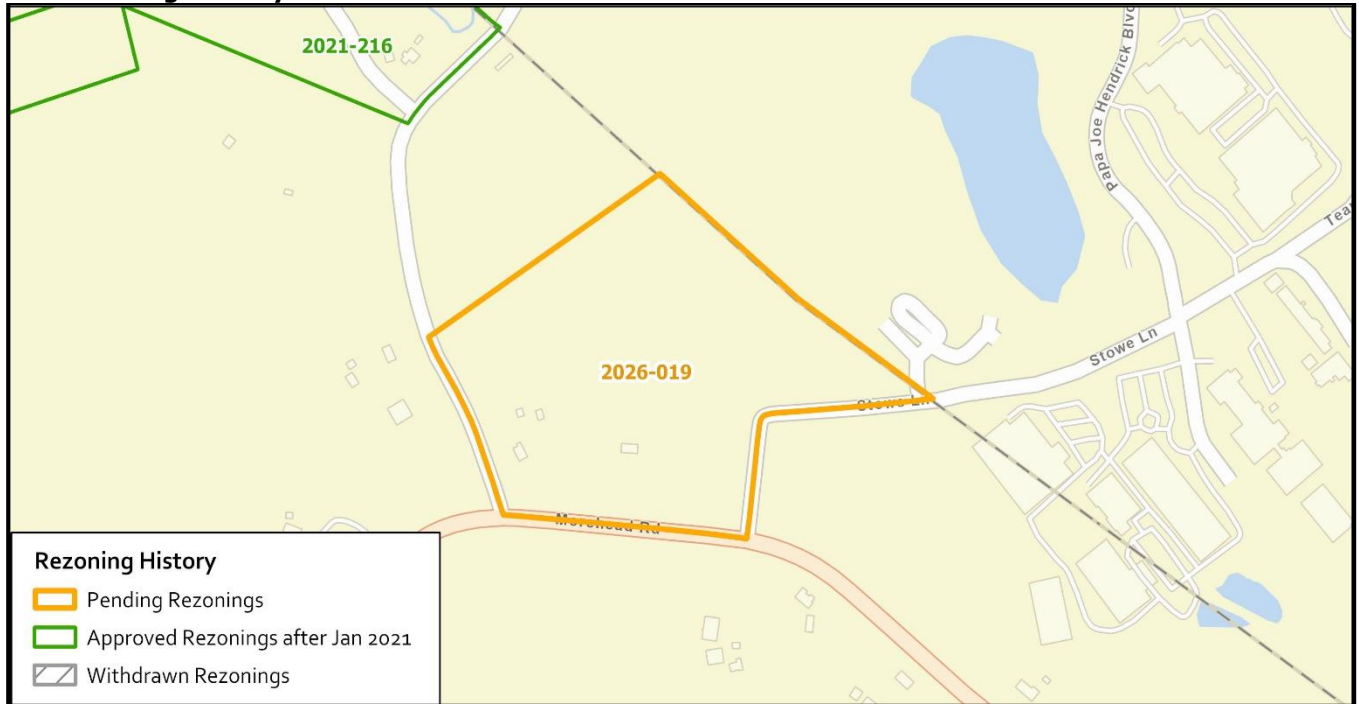


The property to the south along Morehead Road is undeveloped.



The property to the west along Old Holland Road is developed with a single family home.

• Rezoning History in Area



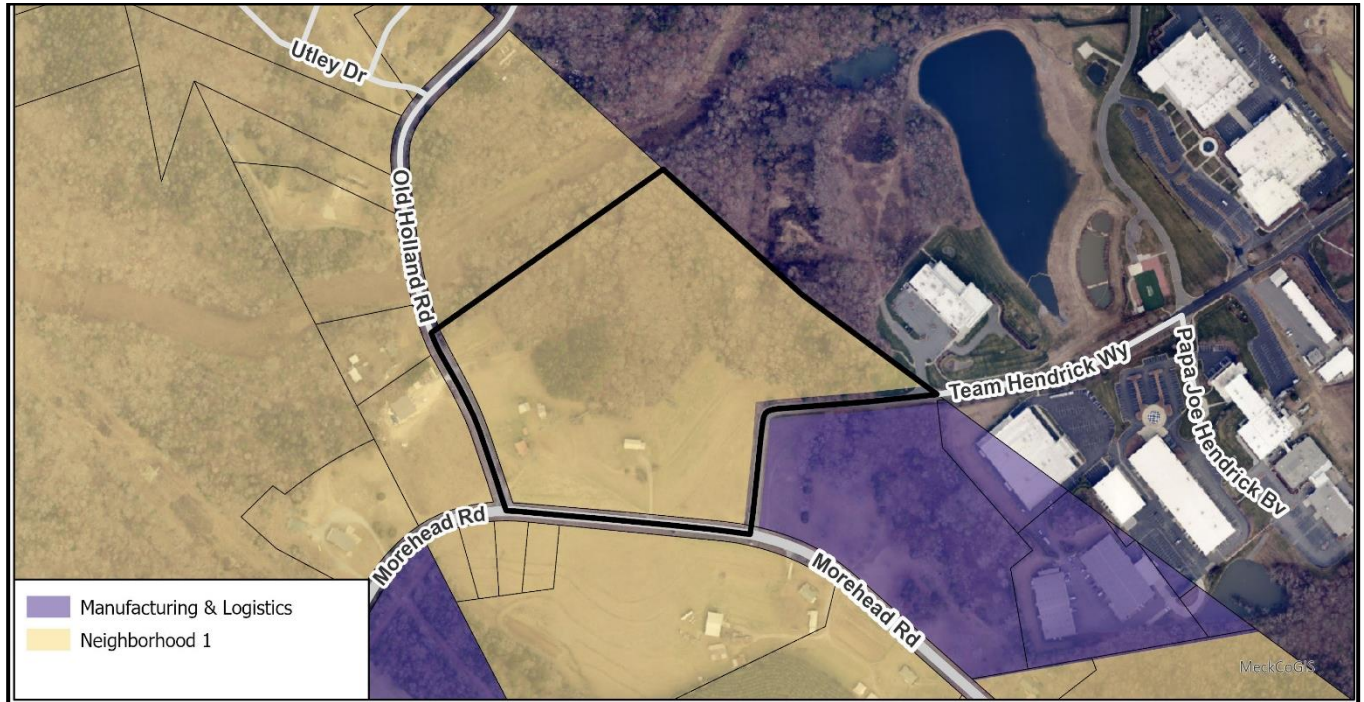
Petition Number	Summary of Petition	Status
2021-216	Rezoned 41.26 acres from R-3 (Single Family Residential) to R-8MF(CD) (Multi-family Residential, Conditional) to allow a residential community with up to 198 multi-family apartments and up to 50 duplex-styled attached dwelling units.	Rezoning approved, permit application approved LDPC-2025-00347, construction is being completed.

• 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 *North Middle & Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is not in alignment with the adopted Neighborhood 1 Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Manufacturing and Logistics Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.
 - Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.
 - This site is within the *North Middle & Outer Community Area Plan*. The rezoning petition may help facilitate priority goal 8 given its commitment to economic opportunities by generating jobs across multiple skill levels.
 - Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Manufacturing and Logistics.

Criteria for Manufacturing & Logistics Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	10 acres	The site is 22.89 acres.
Preferred Place Type Adjacencies	IMU, COMM	The subject property is adjacent to ML to the east, but the majority is adjacent to existing Neighborhood 1, although many of the adjoining land uses are either vacant or underdeveloped and not within a neighborhood.
Locational Criteria (all considered)	Not within Uptown or Center City Not adjacent to neighborhood 1 Not adjacent to neighborhood 2, Activity Centers or Parks & Preserves if it will produce significant environmental impacts such as truck traffic, or noise, water or air pollution.	The site, although not within uptown, does not meet the locational criteria to typically support a change to the ML Place Type. However, this site is in a more rural area of Charlotte and although adjacent to N1, it is not within or adjacent to a neighborhood and has more association with the Cabarrus County campus. ML-1 or limiting of more intense uses would be recommended in these types of scenarios.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to Morehead Road, a State-maintained major arterial, east of Old Holland Road, a State-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds. The site will trigger a Tier 1 multimodal assessment. The site plan and conditional notes commit this petition to installing a 12-foot shared use path along the entire Morehead parcel frontage and a 6-foot sidewalk along the Old Holland Road frontage in the final location according to Charlotte Streets Map and the UDO. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - ~~See Outstanding Issues, Notes 1-3~~ Addressed
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 708 trips per day (based on 68 single family dwelling units).
 - Proposed Zoning: 1,065 trips per day (based on 228,900 square feet of manufacturing uses).

• Storm Water Services

- **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 Morehead Road. The closest sewer gravity main is approximately 1800 feet southeast of the rezoning boundary along Morehead Road. A developer donated project will be required in cases there is not direct service.
- **Considerations:**
 - See advisory comments at www.rezoning.org

• Charlotte-Mecklenburg Schools

- Nonresidential petitions do not impact the number of students generated.

- **Charlotte Area Transit System**
 - **Considerations:**
 - No outstanding issues.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~Future back of curb location must be shown at 30 feet from road centerline throughout the entire parcel frontage of PID 02907118.~~ Addressed
2. ~~Proposed right of way must be shown at 52 feet from the road centerline of Morehead Road throughout the entire parcel frontage of PID 02907118.~~ Addressed
3. ~~Proposed 12 foot multi use path must be clearly shown along Morehead Road throughout the entire parcel frontage of PID 02907118.~~ Addressed

Land Use

4. ~~Add telecommunications and data storage facility and vehicle dealership to prohibited use list.~~ Addressed
5. ~~Consider increasing landscape yard width or adding supplemental plantings within the Class B landscape yard along both the Morehead Road and Old Holland Road frontages to improve buffering.~~ Rescinded

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225