

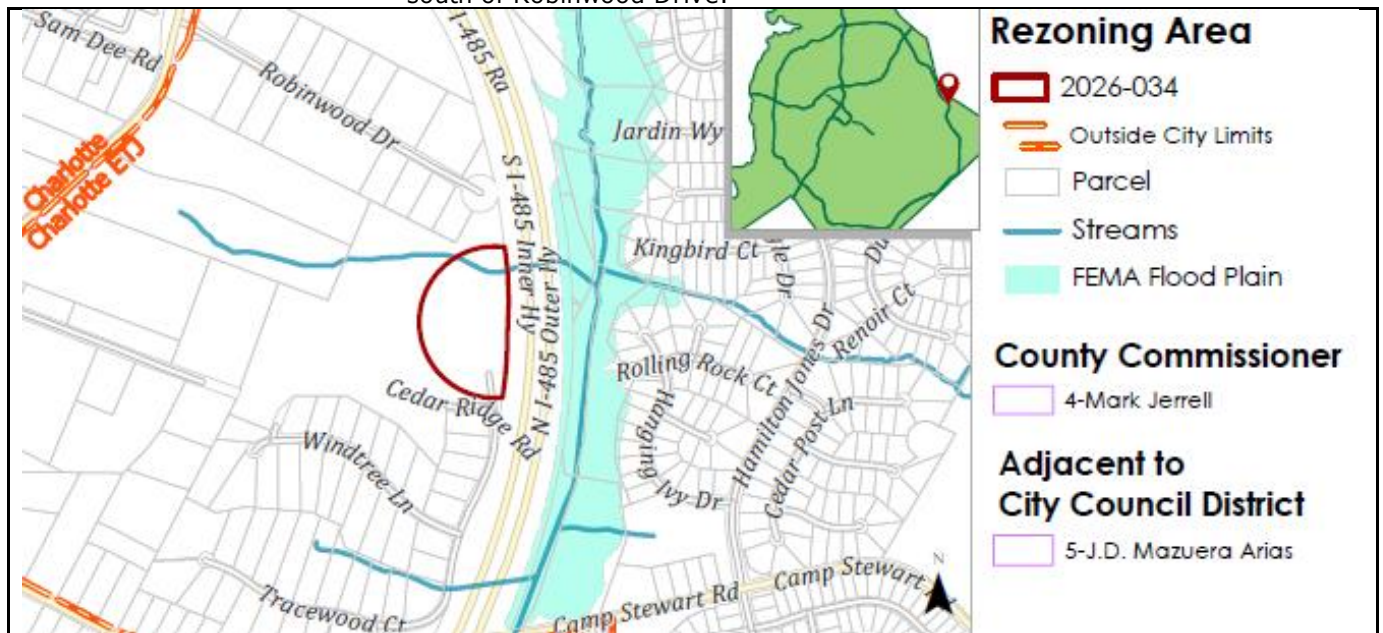
REQUEST

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

LOCATION

Address: 10432 Harrisburg Road, Charlotte, NC 28215

Approximately 7.60 acres located west of I-485, north of Windtree Lane, and south of Robinwood Drive.



SUMMARY OF PETITION

The petition proposes to allow for the placement of a billboard and preservation of tree save area on a vacant lot.

PROPERTY OWNER

Sam's Commercial Properties LLC

PETITIONER

Sam's Mart, LLC

AGENT/REPRESENTATIVE

Bridget Grant, Moore and VanAllen

COMMUNITY MEETING

The community meeting was held on June 11, 2026 date and 10 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the proposed rezoning petition, including the intent to allow a billboard on the site and the overall development plan. Attendees discussed transportation-related concerns, such as access to the site, potential construction impacts on nearby private roads, and long-term road maintenance. The conversation also addressed environmental constraints, including tree save commitments, visibility impacts, lighting concerns, and how mature vegetation would buffer surrounding neighborhoods. Lastly, the petitioner reviewed market and regulatory conditions, such as billboard type preferences (digital vs. static), height limits, spacing requirements, and anticipated permitting considerations.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition.

Plan Consistency

The petition is **inconsistent** with the goals and policies of the *East Middle and Outer Area Plan* and does not directly facilitate any of the priority goals for the *East Middle and Outer Community Area Plan*.

Rationale for Recommendation

- While Manufacturing and Logistics is not a preferred adjacency, the petition limits the use to an outdoor advertising sign and any accessory functions directly associated with that signage. All other Manufacturing and Logistics uses are explicitly prohibited, reducing potential land-use impacts.
- The petition commits to a minimum 400-foot separation from any adjacent Neighborhood 1 or Neighborhood 2 Place Types, providing buffering and reducing incompatibility concerns.
- Only the area immediately surrounding the billboard structure and its access drive will be disturbed. The remaining 6.49 acres of the 7.6-acre site will be preserved as tree save, maintaining significant natural vegetation and minimizing development intensity.
- In evaluating the petition using Minor Map Amendment Criteria for a place type change to Manufacturing and Logistics, the petition does not meet the preferred minimum place type size of 10 acres as well as preferred adjacent place types.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 7: Integrated Natural and Built Environments may be facilitated by a commitment to preserve 6.49 acres of the 7.6-acre as tree save area.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Manufacturing and Logistics Place Type for the site.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

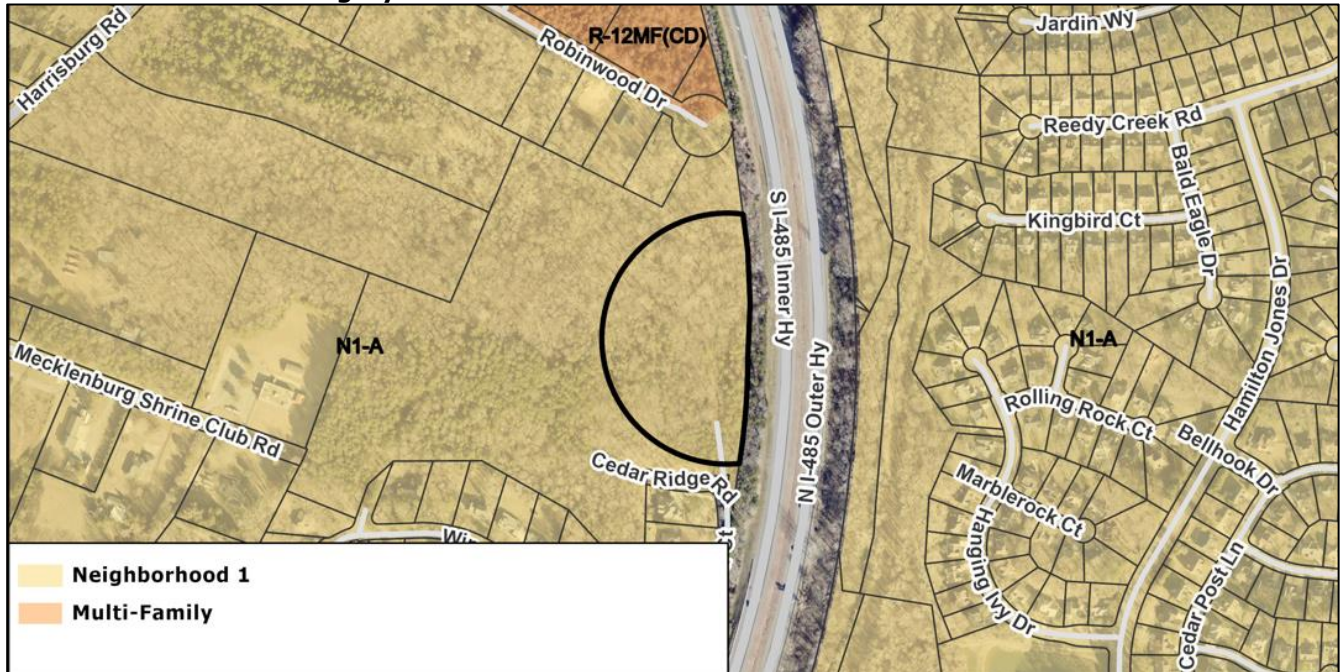
- Existing Zoning:
 - N1-A: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 10,000 square feet or greater.
- Proposed Zoning:
 - ML-1: This district is intended to accommodate a range of warehouse/distribution 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.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

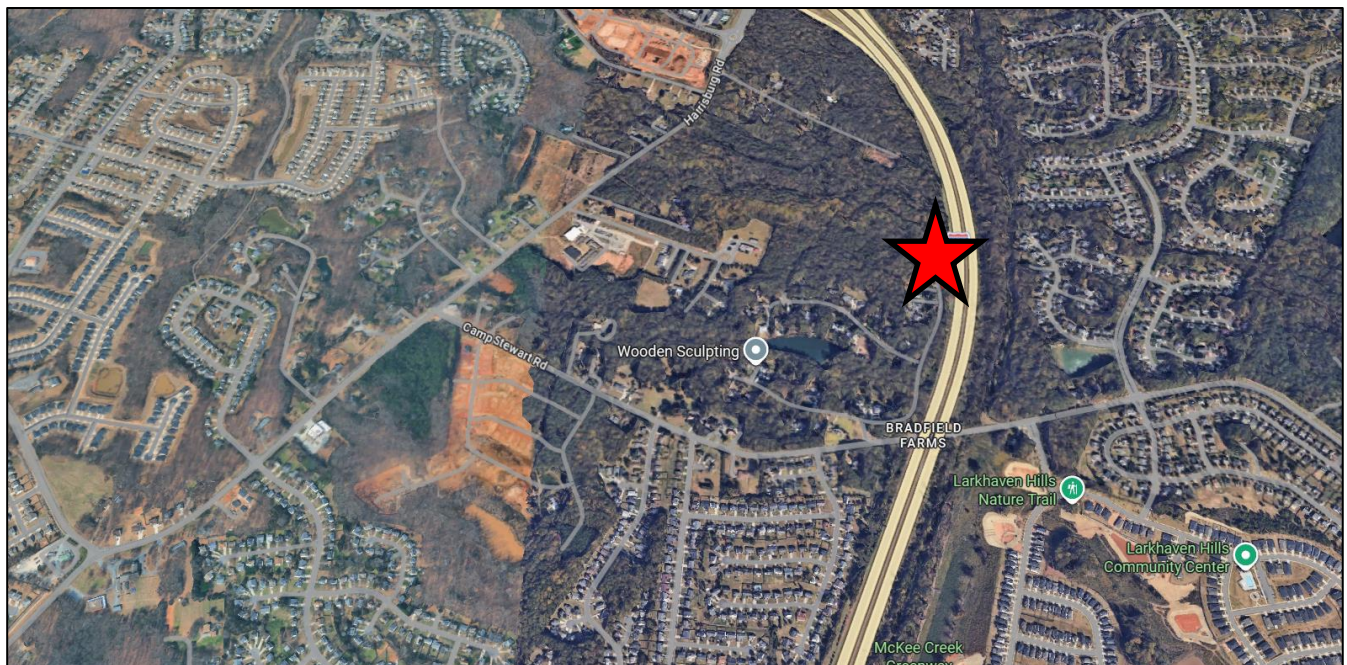
The site plan accompanying this petition contains the following provisions:

- The proposed use consists of a single outdoor advertising sign (billboard) as the sole permitted use on the 7.60-acre site. All other ML-1 uses are prohibited.
- Signage will comply with applicable sign regulations in Article 22.10 of the UDO
- The petition commits that the only land disturbing development will exclusively include the sign structure and its associated access drive; the remaining area will remain undeveloped.
- The petition commits to an approximately 6.49-acre tree save area.
- The petition highlights a minimum 400-foot separation between the outdoor advertising sign and all Neighborhood 1 and Neighborhood 2 Place Types.
- The following access and transportation provisions are included:
 - A private access drive will connect the site to Tracewood Court; this drive is intended only for maintenance access to the sign.
 - Rights-of-way will be dedicated to the City or NCDOT prior to the first certificate of occupancy, with sidewalk easements provided if sidewalks lie outside the right-of-way.

- **Site Context and Imagery**



- The site is currently zoned N1-A (Neighborhood 1-A) and is surrounded predominantly by Neighborhood 1 districts in all directions. To the north, a multi-family zoning district, R-12MF(CD), is located along Robinwood Drive. The remainder of the immediate area consists of established Neighborhood 1 subdivisions extending east toward Reedy Creek Road and south toward Cedar Post Lane. The broader surroundings include strictly residential zoning classifications, with no Manufacturing and Logistics districts present in proximity. This context reflects a largely low-density neighborhood fabric with a small pocket of conditional multi-family development directly north of the site.



- The site, indicated by red star above, is currently undeveloped and heavily wooded. It is immediately surrounded by single-family residential development on all sides. Major businesses in the near vicinity of the site include multiple private recreation clubs and various personal service establishments.



- This is a street view of the site from I-485 which is currently vacant and heavily wooded.



- This is a street view from Robinwood Drive to the north of the site and consists of single family residential.



- This is a street view from I-485, to the east of the site, and consists of a heavily wooded, vacant lots.



- This is a street view from Tracewood Court to the south of the site and consists of single family residential.

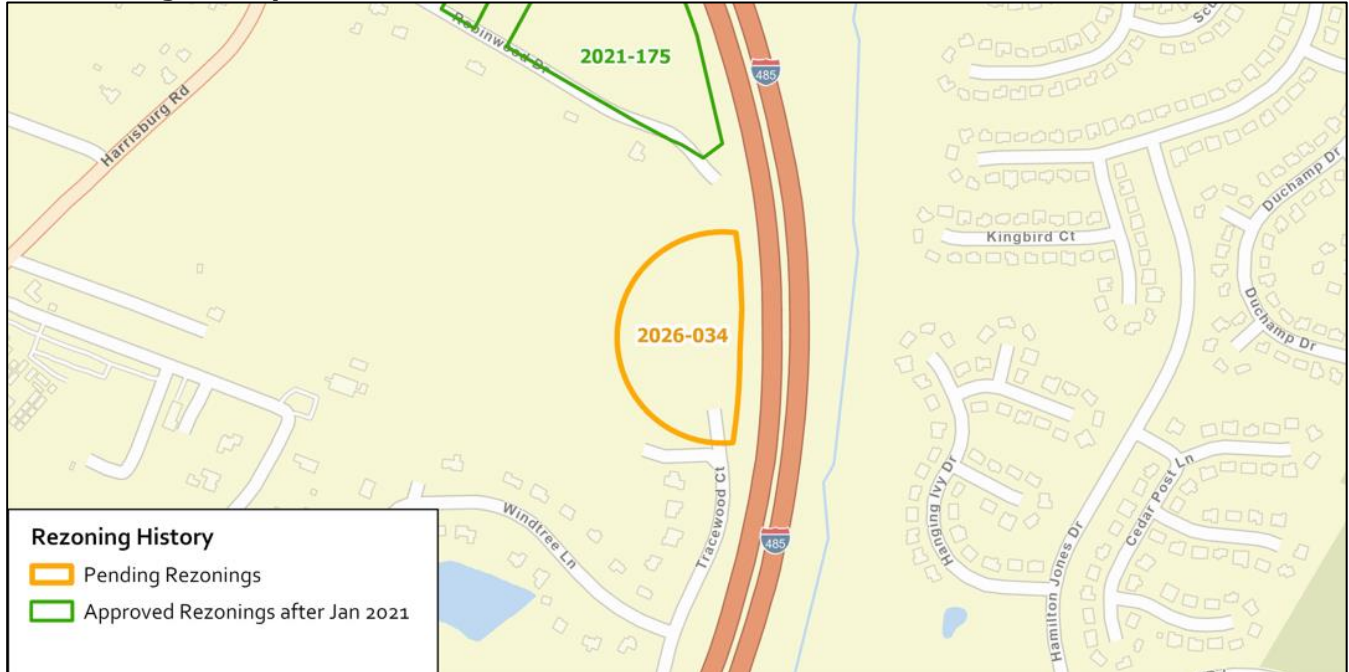


- This is a street view from Mecklenburg Shrine Road to the northwest of the site and consists of private recreation clubs.



- This is a street view from Mecklenburg Shrine Road to the southwest of the site and consists of single family residential.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-127	Rezoned approximately 5.20 acres from R-3 (Residential) to O-1 (Office) to allow for 36,000 square feet of gross floor area of medical and general office uses, and clinics. (dental, medical, and optical)	Rezoning approved, permit application submitted and approved (LDC-2022-00188), construction 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 *East Middle and Outer* 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 East Middle and Outer Area Plan. The rezoning petition does not directly facilitate the priority goals for East Middle and Outer Area Plan but it does help facilitate Goal 7 given its commitment to preserve 6.49 acres of the 7.6-acre as tree save area.
 - 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 and Logistics Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	10 acres	The petition is 7.6 acres and does not meet the minimum preferred acreage of 10 acres.
Preferred Place Type Adjacencies	IMU; COMM	The petition is adjacent to the Neighborhood 1 Place Type which is not preferred.
Locational Criteria (all considered)	All considered: Not within Uptown or Center City; Not adjacent to Neighborhood 1; Not adjacent to Neighborhood 2, Activity Centers, or Parks and Preserves if it will produce significant environmental impacts	The petition is not within Uptown. The petition is adjacent to N1. The petition aims to reduce environmental impacts by allocating the portion of the site not needed for the sign to tree save, ensuring that this area will remain undisturbed. The petition also conditions a minimum 400' separation from the use and any Neighborhood 1 or Neighborhood 2 areas.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located at the end of Tracewood Court, a privately-maintained local street, north of Windtree Lane, a State-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor nature of the petition. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- TIP – I-485 (Inner)
 - Description: I-77 to NC 49; Bridges 590661, 590662, 590663, 590664, and 590643. Rehabilitate pavement; Rehabilitate bridges.
 - Category: SW
 - Mode: Highway
 - Construction Year: 2029

- **Transportation Considerations:**

- No comments submitted.

- **Vehicle Trip Generation:**

- Current:
 - Existing Use: 0 trips per day (based on Vacant).
 - Existing Zoning Entitlements: 251 trips per day (based on Single Family, Detached).
- Proposed Zoning: 0 trips per day (based on Billboard use).

- **Storm Water Services:** Reviewed, no comments.

- **Charlotte Water**

- Charlotte Water does not have accessible water system infrastructure for the rezoning boundary.
- Charlotte Water does not have accessible sanitary sewer system infrastructure for the rezoning boundary.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
 - No comments submitted.

- **Charlotte Area Transit System:** Reviewed, no comments.

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:** Reviewed, no comments.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** Reviewed, no comments.
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** Reviewed, no comments.
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.