

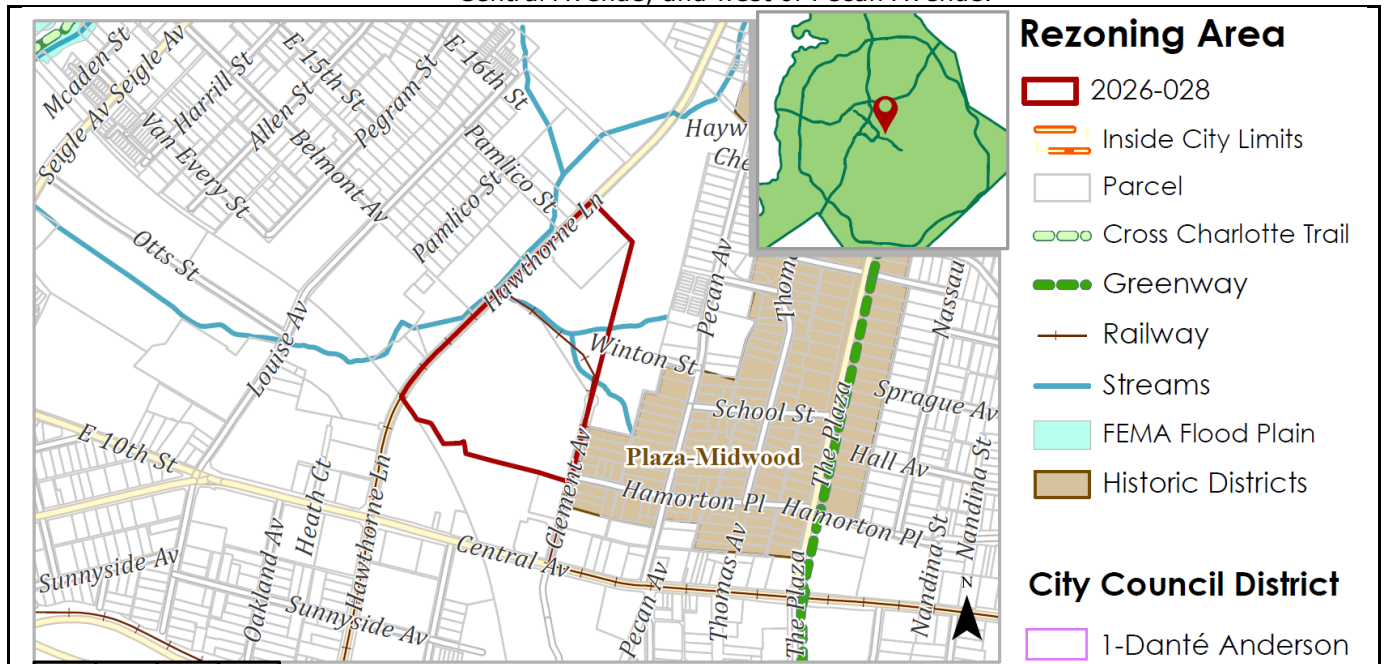
REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics-2)
Proposed Zoning: NC(CD) (Neighborhood Center, conditional)

LOCATION

Address: 1100 Hawthorne Lane Charlotte, NC 28205

Approximately 21.25 acres located east of Hawthorne Lane, north of Central Avenue, and west of Pecan Avenue.



SUMMARY OF PETITION

The petition proposes a mixed-use development that may include multi-family stacked apartments and a minimum of 20,000 square feet of retail and uses permitted by-right in the Neighborhood Center zoning district. The site is currently developed with a manufacturing use.

PROPERTY OWNER

Barnhardt Manufacturing Co.

PETITIONER

Barnhardt Manufacturing Co.

AGENT/REPRESENTATIVE

Bridget E Grant, Moore and Van Allen, PLLC

COMMUNITY MEETING

The community meeting was held on June 23, 2026 and 53 people from the community attended.

The community meeting report notes that items discussed at the meeting included the proposed mixed-use redevelopment of the site. Neighbors were generally supportive but raised concerns about design quality, preservation of green space and historic elements, future transit and redevelopment impacts, building reuse, traffic, connectivity, and the long-term presence of Barnhardt.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and site and building design.

Plan Consistency

The petition is **consistent** with the goals and policies of the *Northeast Inner Community Area Plan*. The petition may facilitate the following priority goal of the area plan:

- 4: Trail & Transit Oriented Development may be facilitated by transitioning the zoning at a site that contains future CityLYNX Gold Line infrastructure from Manufacturing & Logistics to an activity center zoning designation that is proposed to contain a mix of uses.

Rationale for Recommendation

- The proposed rezoning is reasonable and in the public interest because the site is located within an area designated as the Neighborhood Center Place Type on the *2040 Policy Map*. The proposal is consistent with the goals and policies of the *Northeast Inner Community Area Plan*.
- The *2040 Comprehensive Plan* calls for Neighborhood Center Place Type to be pedestrian and bicycle friendly areas where nearby residents can access daily goods and services within a short walk, bike, transit trip, or drive.
- The planned CityLYNX Gold Line Phase 3 extension will run through the site, with a future station located within its boundaries. The petitioner has committed to constructing a new public street that will serve as the right-of-way for the Gold Line extension and to coordinating with the Charlotte Area Transit System (CATS) to minimize utility conflicts and relocations.
- The plan commits to developing at least 20,000 square feet of nonresidential space to ensure a mix of uses. It prohibits certain uses, such as gas stations, auto repair shops, and auto dealerships, that would be incompatible with the walkable, mixed-use, and transit-oriented vision for the site.
- The plan includes one or more pocket parks of at least one-half acre, to serve as publicly accessible open space.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by proposing a mixed-use development that may include multi-family stacked residential and include a minimum of 20,000 square feet of non-residential uses, which could help provide goods, services, and amenities within close proximity to residents.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

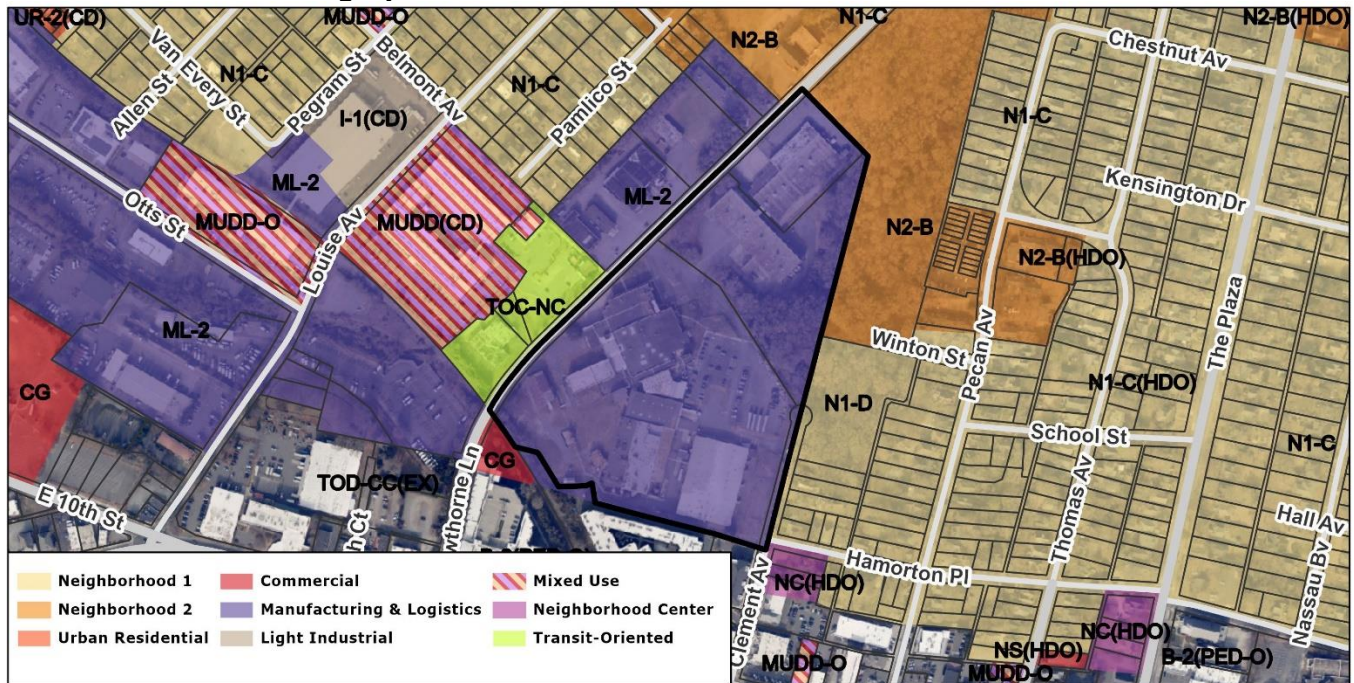
- Existing Zoning:
 - ML-2: This district is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- Proposed Zoning:
 - NC: This district is intended to support a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

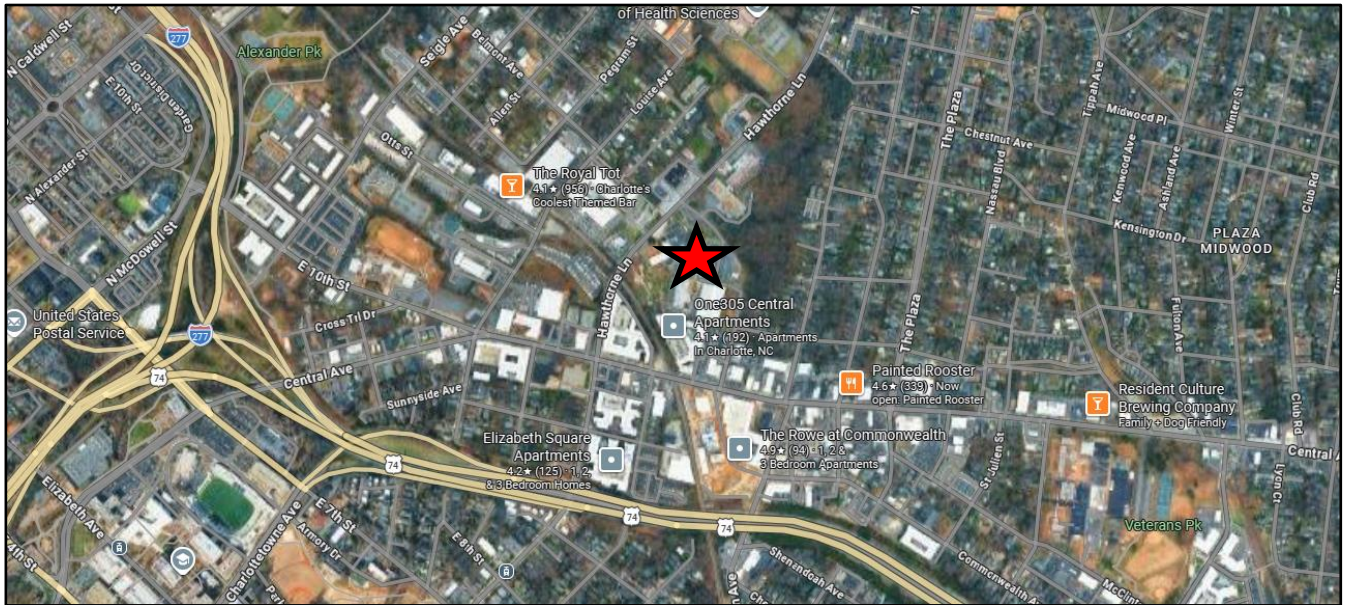
The development standards accompanying this petition contain the following provisions:

- Proposes a mixed-use development that may include uses permitted by-right and under prescribed conditions in the NC (Neighborhood Center) zoning district, including: multi-family stacked apartments, office, retail, restaurant/bar, personal services, and fitness studios.
 - The following uses are prohibited: vehicle fueling facility, enclosed vehicle rental, minor vehicle repair facility, beneficial fill site, and wireless telecommunication.
- The plan commits to a minimum of 20,000 square feet of nonresidential uses on site.
- The following transportation improvements are proposed:
 - A new local public street will be built to connect Hawthorne Lane and Clement Avenue, designed to a 73-foot Office Commercial Wide cross-section and serving as a part of the future Gold Line alignment.
 - The Petitioner must coordinate with CATS and City staff during development to ensure proper alignment of the street, transit corridor, and future Hawthorne Station platform needs.
 - To protect Gold Line operations, on-street parking will be prohibited along its alignment.
- A minimum of half an acre of publicly accessible open space will be provided. This can be achieved as one pocket park or as several smaller public open spaces.

- **Site Context and Imagery**



- The site is zoned ML-2 (Manufacturing & Logistics-2). It abuts ML-2 zoned properties to the west and northwest across Hawthorne Lane. To the south, across the freight rail tracks, the site is adjacent to CG (General Commercial) and B-2 PED-O (General Business, Pedestrian Overlay, optional). To the west across Hawthorne Lane, it is adjacent to TOD-NC (Transit Oriented Development, Neighborhood Center). Properties to the north, northwest, and east are zoned N2-B (Neighborhood 2-B). Additional adjacent zoning includes N1-D (Neighborhood 1-D) to the east and NC HDO (Neighborhood Center, Historic District Overlay) to the southeast across Clement Avenue.



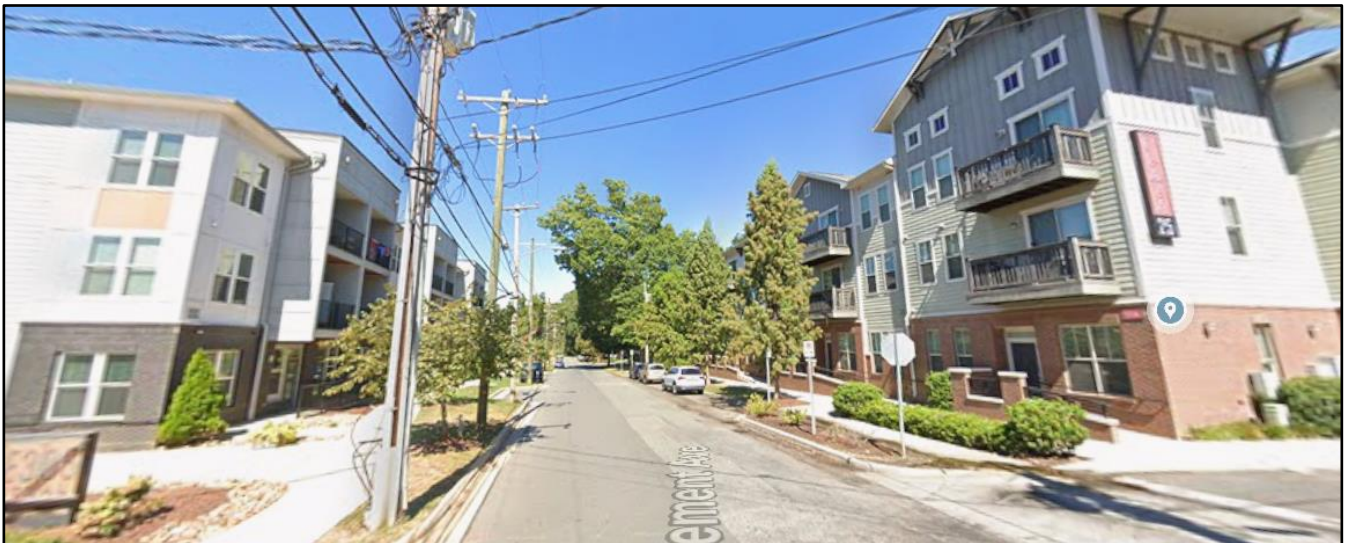
The site (indicated by the red star above) is located on the east side of Hawthorne Lane, the west side of Clement Avenue, and the north side of the CSX freight rail tracks. It is approximately 1/8-mile north of Central Avenue, 1/4-mile north of the Sunnyside Station on the LYNX Gold Line, 1/2-mile north of Independence Boulevard, and 3/4-mile east of Interstate I-277. The site is in an area formerly characterized by heavy industrial uses that is now transitioning to a mixed-use area with multi-family housing and commercial development. The future LYNX Gold Line extension bisects the site with a planned station within the site's boundaries.



View of the site looking east from Hawthorne Lane. The property is currently developed with an active manufacturing use.



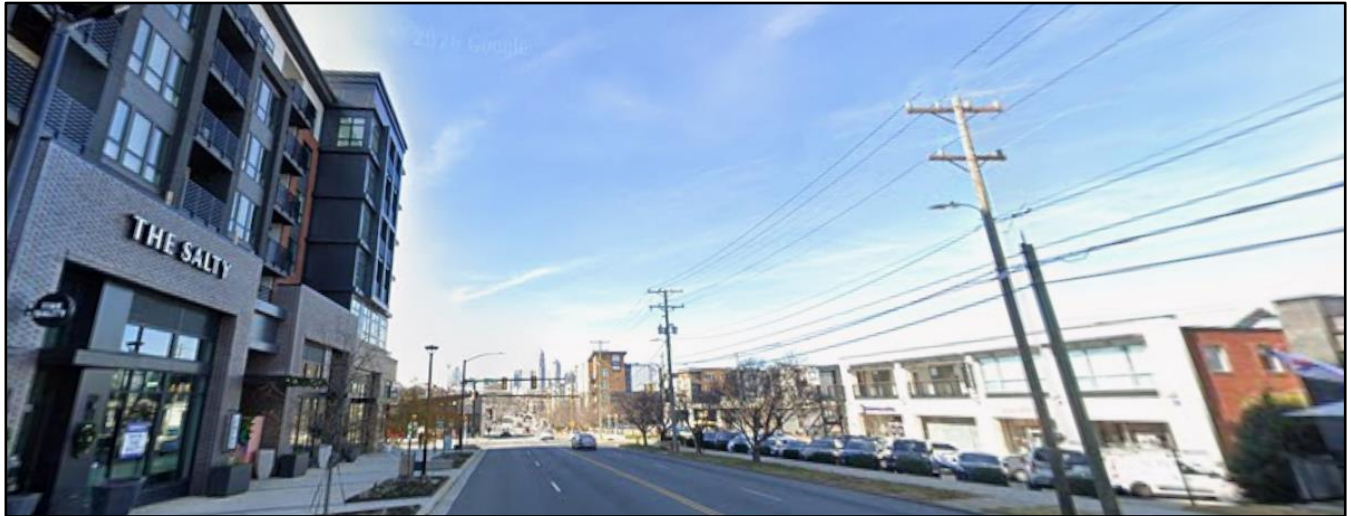
View of the site looking west from Clement Avenue. Clement Avenue features a mix of uses along its length, including retail, restaurants and bars, multifamily apartments, and several remaining single-family homes. Clement Avenue is part of the alignment for the future LYNX Gold Line extension.



View of multi-family apartments along Clement Avenue looking north.



View of single family houses along Clement Avenue. There are approximately 6 single family houses located on Clement Avenue directly east of the subject site.



View looking west along Central Avenue near its intersection with Clement Avenue. Central Avenue contains a wide variety of uses located in buildings of different ages, including multifamily apartments, retail, restaurants and bars, and personal service establishments.



View of a multi-family apartment complex located at the intersection of Hawthorne Lane and Central Avenue abutting the subject site to the south across the CSX freight rail tracks.



View of a multifamily apartment development adapted from a former Manufacturing & Logistics building. Redevelopment of former industrial sites is a defining characteristic of the area west and south of the subject site along Hawthorne Lane and Central Avenue.

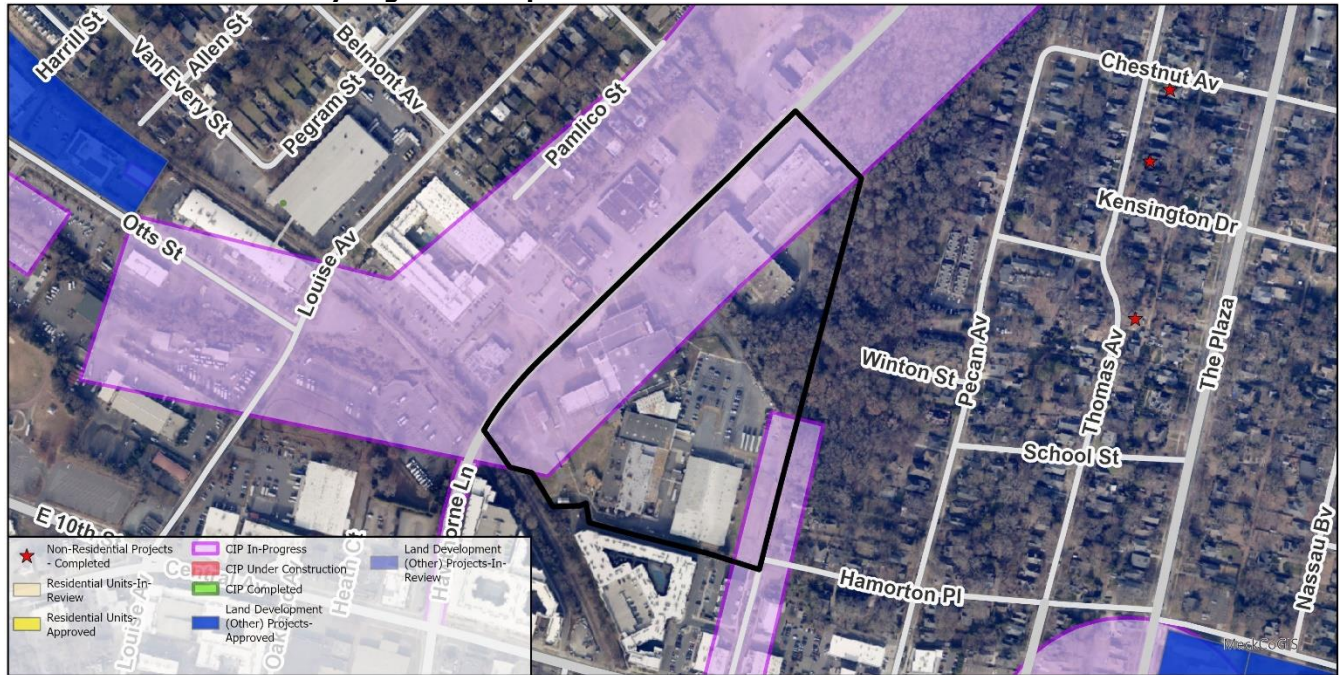
Rezoning History

- Approved Rezoning after Jan 2021
- Pending Rezoning
- Withdrawn Rezoning

Petition Number	Summary of Petition	Status
2020-116	Rezoned 0.58 acres from B-2 PED (General Business, Pedestrian Overlay) and MUDD-O PED (Mixed-Use Development, optional, Pedestrian Overlay) to TOD-UC PED (Transit-Oriented Development - Urban Center, Pedestrian Overlay) to allow all permitted uses, either by right or under prescribed conditions, in the TOD-UC zoning district.	Rezoning withdrawn.
2020-131	Rezoned 1.54 acres from B-2 PED (General Business, Pedestrian Overlay) to TOC-CC PED (Transit-Oriented Development, Community Center, Pedestrian Overlay) to allow all permitted uses, either by right or under prescribed conditions, in the TOD-CC zoning district.	Rezoning approved. No permit applications submitted.
2021-004	Rezoned 0.91 acres from B-2 PED (General Business, Pedestrian Overlay) to B-2 PED(O) (General Business, Pedestrian Overlay, optional) to allow an optional provision to provide parking and streetscape flexibility with preservation of the site's existing building.	Rezoning approved. LDCP-2024-00754 approved for construction of new retail building, construction in progress.
2021-139	Rezoned 0.69 acres from B-2 PED (General Business, Pedestrian Overlay) to B-2 PED-O (General Business, Pedestrian Overlay, optional) to allow an optional provision to reduce required minimum parking standards.	Rezoning approved. LDUPED-2020-00025 approved for redevelopment of commercial building with surface parking. Construction complete.
2021-197	Rezoned 1.91 acres from MUDD-O PED (Mixed Use Development, optional, Pedestrian Overlay) and TOD-CC PED (Transit-Oriented Development, Community Center, Pedestrian Overlay) to TOD-CC-EX PED (Transit-Oriented Development, Community Center, exception, Pedestrian Overlay) to allow adaptive reuse of an existing building.	Rezoning approved. No permit applications submitted.
2022-023	Rezoned 0.22 acres from B-2 PED (General Business, Pedestrian Overlay) to MUDD-O PED (Mixed-Use optional, Pedestrian Overlay) to maintain an existing nonresidential building while allowing for renovation and expansion including an outdoor patio area.	Rezoning approved. LDUPED-2021-00062 for façade and parking improvements. Construction complete.

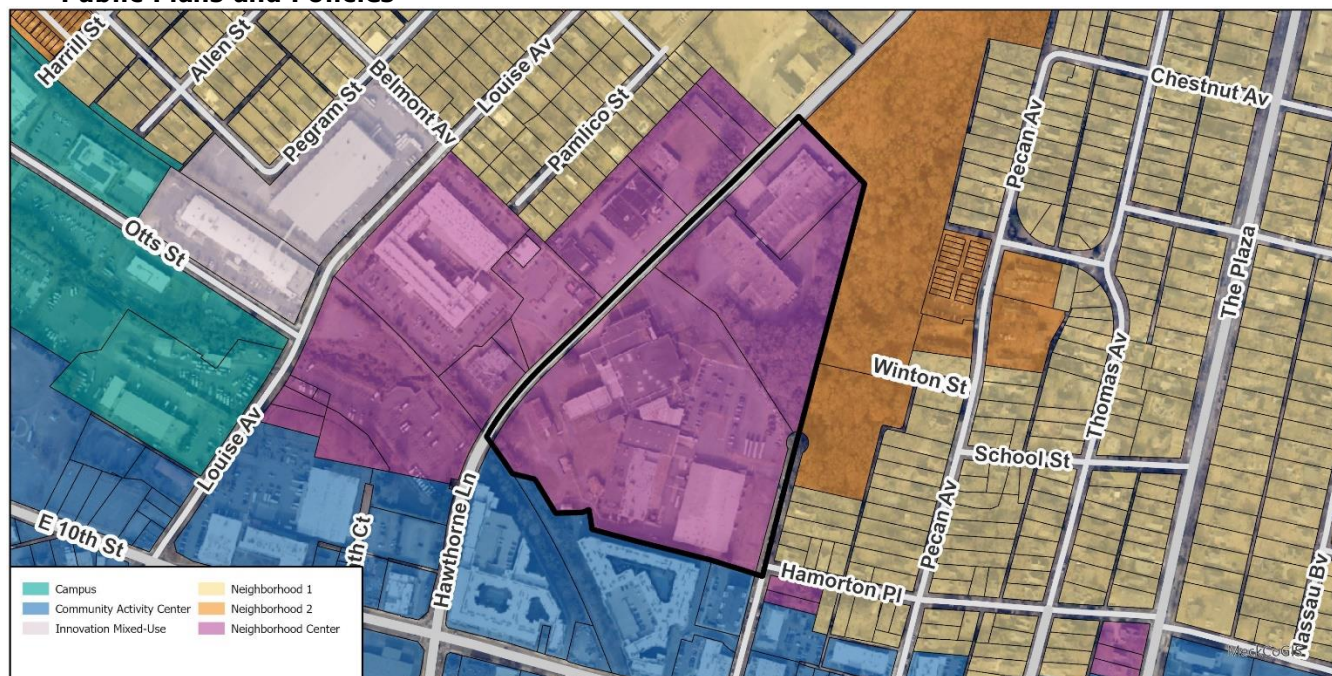
2023-084	Rezoned 2.81 acres from ML-2 (Manufacturing and Logistics-2) and MUDD(CD) (Mixed-Use Development District, Conditional) to TOD-NC (Transit Oriented Development – Neighborhood Center) district to allow all permitted uses, either by right or under prescribed conditions, in the TOD-NC zoning district.	Rezoning approved. No permit applications submitted.
2023-098	Rezoned 1.91 acres from TOD-CC EX (Transit-Oriented Development, Community Center, exception) to TOD-CC (Transit-Oriented Development, Community Center) to allow all permitted uses, either by right or under prescribed conditions, in TOD-CC.	Rezoning approved. No permit applications submitted.

• **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 *Northeast Inner Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood Center Place Type. The proposed rezoning is in alignment with the adopted Neighborhood Center Place Type.
 - Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
 - This site is within the *Northeast Inner Community Area Plan*. The rezoning petition may help facilitate the priority goal 4 given that it would transition the site to the Neighborhood Center district from industrial zoning and include a mix of uses on a site that will host a critical segment of the future CityLYNX Gold Line Phase 3 extension. The petitioner commits to coordination with CATS on the future Gold Line infrastructure at this site.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to Hawthorne Lane, a City-maintained minor arterial, north of Central Avenue, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this 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. Conditional Note revisions are required to ensure proper coordination regarding proposed roadway construction in accordance with the UDO.
- **Active Projects:**
 - CIP - CityLYNX Gold Line, Phase 3
 - Project Description: Extend the streetcar alignment by 6 miles with 17 additional stops.
 - Limits From and To: Hawthorne Ln & Sunnyside Ave to Central Ave & Eastland CTC)
 - Project Phase: Planning
 - Estimated Completion Date: TBD
 - CDOT PM: Corey Watt – Corey.Watt@charlottenc.gov
 - GS PM: CATS – Jim Fatula – James.Fatula@charlottenc.gov
 - CIP – Hawthorne Ln Sidewalk
 - Project Description: Construct sidewalk on the east side of Hawthorne Ln.
 - Limits From and To (Kennon St to Central Ave)
 - Project Number: PMES241823
 - Project Phase: Design
 - Estimated Completion Date: TBD
 - CDOT PM: Laura Matney – Laura.Matney@charlottenc.gov
 - GS PM: Patricia Abney – Patricia.Abney@charlottenc.gov

- **Transportation Considerations:**
 - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
 - Current: ML-2
 - Existing Use: 487 trips per day (based on 284,180 square feet of manufacturing/warehouse).
 - Existing Zoning Entitlements: 1,501 trips per day (based on 925,653 square feet of industrial).
 - Proposed Zoning: NC(CD). 1,074 trips per day (based on 20,000 square feet of retail).
- **Storm Water Services**
 - Recommended that the petitioner provide stormwater notes regarding storm water quality treatment, channel protection and volume control, peak control for commercial, and peak control for residential.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte Water**
 - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Hawthorne Ln. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located along Hawthorne Ln.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
 - **Considerations:** Due to lack of housing commitments and the mixed-use nature of the Neighborhood Center zoning district which allows a variety of uses; the impact on local schools cannot be determined.
 - Shamrock Gardens Elementary currently at 80% utilization
 - Eastway Middle currently at 88% utilization
 - Garinger High currently at 87% utilization
 - No outstanding issues.
- **Charlotte Area Transit System**
 - The site is located along the proposed CityLYNX Gold Line Phase 3 extension and the petitioner should coordinate with CATS during the Land Development process regarding the future extension of Clement Avenue and station location.
 - **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 comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

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:** See Outstanding Issues, Note 2.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. CDOT: Revise conditional note to add CDOT and Subdivision to the coordination of roadway requirements.

Environment

2. Mecklenburg County Park and Recreation: Requests a minimum of 1 acre to be dedicated and conveyed to Mecklenburg County for a future local park.
3. Storm Water Services: Consider providing stormwater notes regarding storm water quality treatment, channel protection and volume control, peak control for commercial, and peak control for residential

Site and Building Design

4. Entitlement Services: Provide percentages or square footages of proposed uses to ensure that the development creates a mix of uses as the site is a station area for the Gold Line extension.
 5. Entitlement Services: A minimum dimension for the pocket park(s) should be set and a list of possible amenities should be provided.
 6. Entitlement Services: Provisions regarding the location of active nonresidential uses should be provided. Focusing on the area around the future Gold Line station and rail alignment.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818