

October 7, 2025

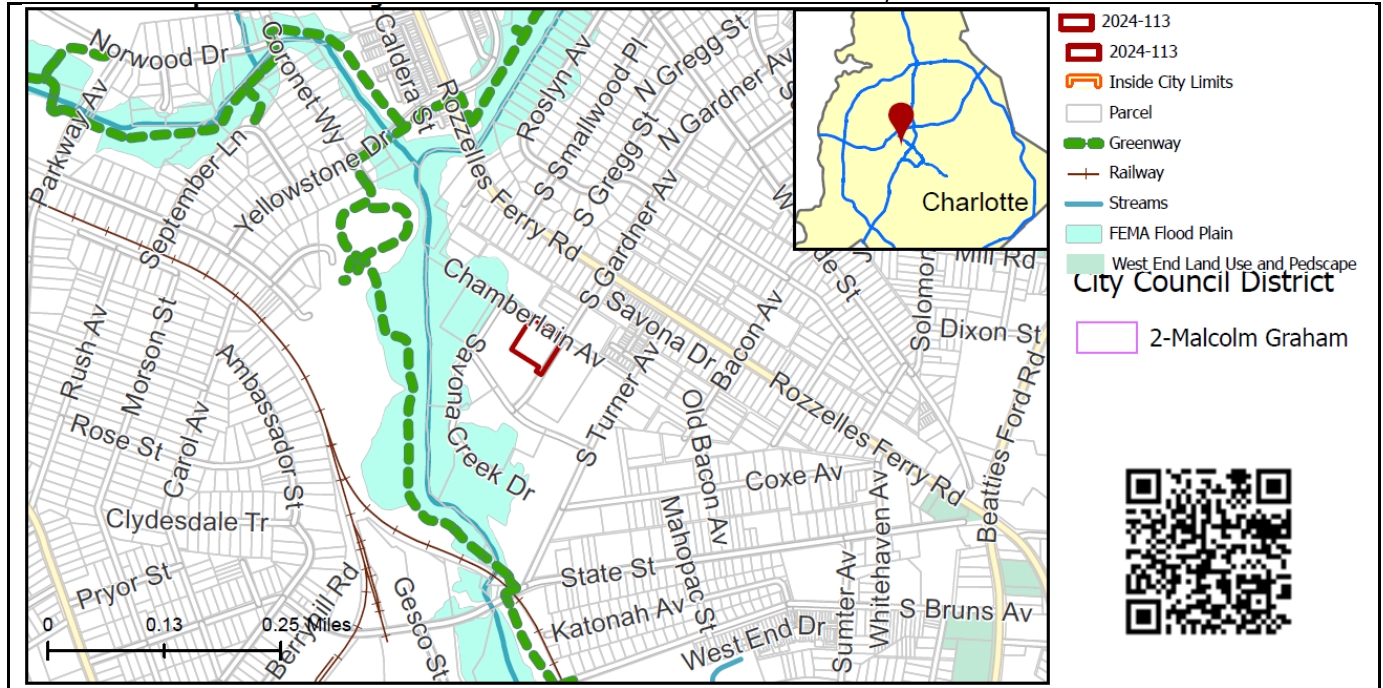
REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics-2)

LOCATION

Proposed Zoning: IMU (Innovation Mixed-Use)

Approximately 1.0 acre located at the southwest intersection of South Gardner Ave and Chamberlain Ave, and North of Savona Mill Lane.



SUMMARY OF PETITION

The petition proposes all uses permitted by-right and under prescribed conditions in the IMU (Innovation Mixed-Use) zoning district on a site developed with an industrial building.

PROPERTY OWNER

410SG Partners, LLC

PETITIONER

410SG Partners, LLC

AGENT/REPRESENTATIVE

Greg Pappanastos, Argo Real Estate Advisers, Inc.

COMMUNITY MEETING

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

Number of people attending the Community Meeting: 7

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Innovation Mixed-Use Place Type.

Rationale for Recommendation

- The petition is consistent with the recommended *2040 Policy Map* place type of Innovation Mixed-Use (IMU). The IMU district permits a variety of uses that are in keeping with the character of the area which is rapidly diversifying from heavy industrial to a mix of light industry, office, retail, restaurant, and residential development.
- The petition is consistent with recent rezonings in the vicinity that include both the adaptive reuse of existing structures as well as new mixed-use developments while utilizing UDO design standards that are pedestrian oriented.

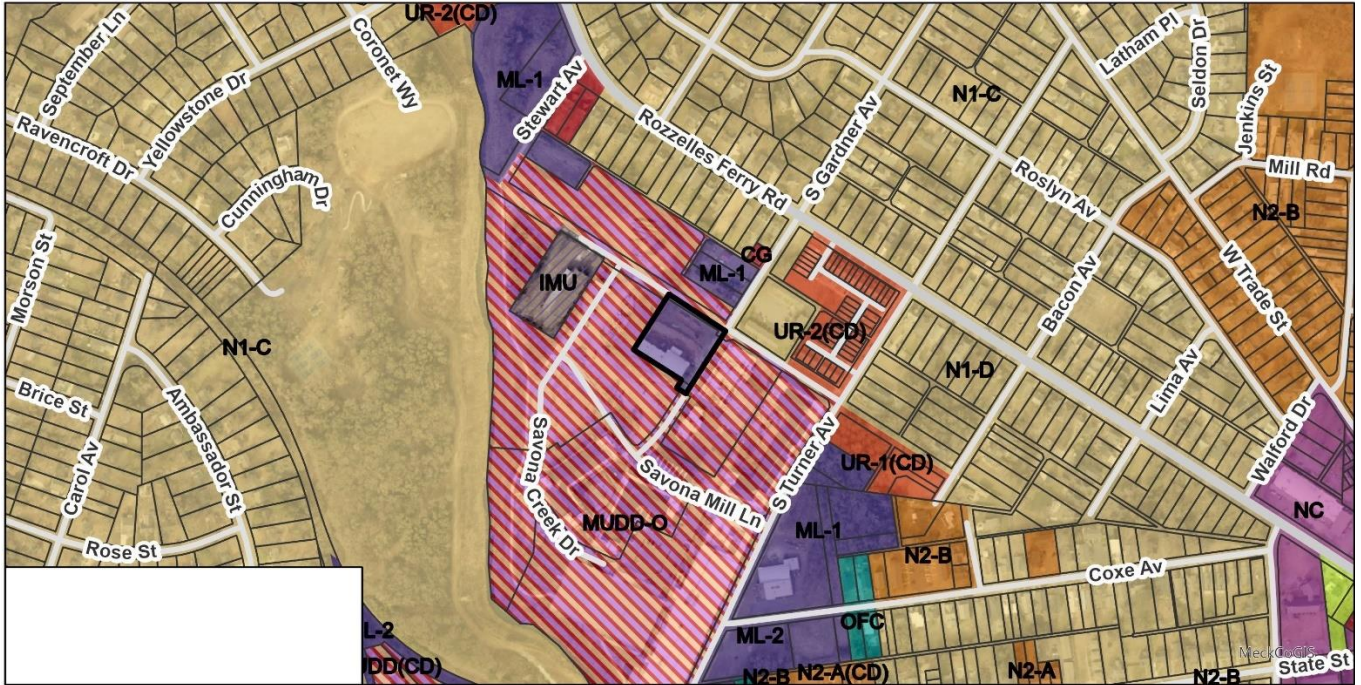
- The site is located within a 1/4-mile walk of the Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site has convenient access to number 1, 8, and 34 CATS local buses as well as the LYNX Gold Line providing service between Little Rock and Scott Futrell Roads, the Callabridge Commons and Paw Creek Shopping Center, and the Charlotte Transportation Center.

PLANNING STAFF REVIEW

• Background

This is a conventional rezoning petition with no associated site plan.

• Existing Zoning



The site is currently zoned ML-2(Manufacturing & Logistics-2). The site is adjacent to properties zoned MUDD-O SPA (Mixed-Use Development District, optional, site plan amendment), petition 2021-021. The site is also adjacent to properties zoned ML-1 (Manufacturing & Logistics-1) and N1-D (Neighborhood 1-D) to the north across Chamberlain Avenue. Other zoning districts in the area include IMU (Innovation Mixed-Use), UR-2(CD) (Urban Residential-2, conditional), and CG (General Commercial), among others.



The site (indicated by red star above) is located along the south side of Chamberlain Avenue near the intersection with South Turner Avenue. The site is located one block south of Rozzelles Ferry Road, ¼ mile north State Street, and ¼-mile walk from the Stewart Creek Greenway. The site is in a quickly developing mixed-use area within walking distance of a variety of office, retail, residential, and recreational uses.



View of the existing industrial building on the site.



View looking north on South Gardner Avenue showing a mix of uses including a childcare center, multi-family residential, and single-family residential.



View looking south on South Gardner Avenue South showing the MUDD-O SPA (Mixed-Use Development District, optional, site plan amendment) development currently under construction. The site was rezoned as petition 2021-021.

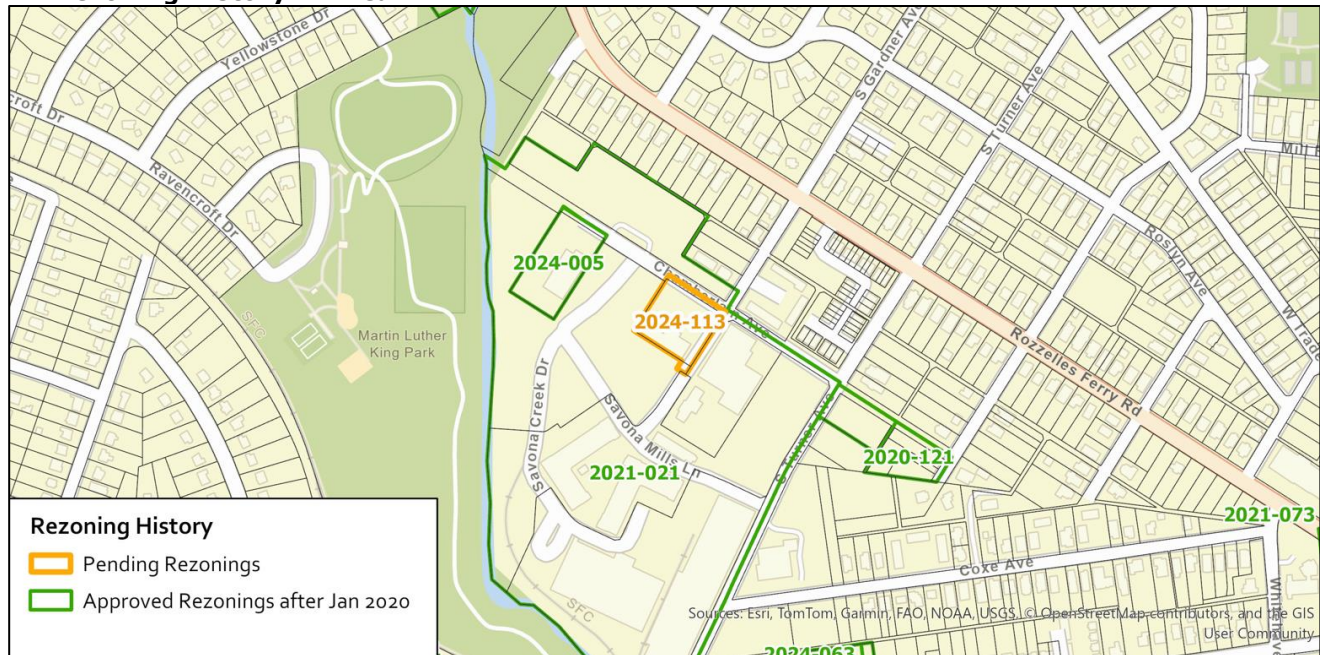


View of a multi-family attached development under construction to the east of the site at the corner of Chamberlain Avenue and South Turner Avenue, zoned UR-2(CD) (Urban Residential-2, conditional), petition 2019-076.



View of the MUDD-O SPA (Mixed-Use Development District, optional, site plan amendment), petition 2021-021, west of the site currently under development for multi-family residential.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-021	Rezoned 4.31 acres from B-1(CD) (Neighborhood Business, conditional) to B-2 (General Business) to allow all uses in the General Business district.	Approved
2020-121	Rezoned 1.10 acres from I-1 (Light Industrial) and R-22MF (Multi-Family Residential) to UR-1(CD) (Urban Residential-1, conditional) for 15 multi-family attached dwelling units.	Approved
2021-073	Rezoned 0.50 acres from B-1 (Neighborhood Business) to TOD-CC (Transit Oriented Development - Community Center) to allow all uses in the TOD-CC district.	Approved
2024-005	Rezoned 1.21 acres from ML-2 (Manufacturing & Logistics-2) to IMU (Innovation Mixed-Use) to allow all uses in the IMU district.	Approved
2024-063	Rezoned 1.33 acres from N1-D (Neighborhood 1-D), N2-B (Neighborhood 2-B), and B-1(CD) (Neighborhood Business, conditional) to N2-B(CD) (Neighborhood 2-B, conditional) for 29 multi-family attached dwelling units.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Innovation Mixed-Use Place Type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Chamberlain Avenue, a City-maintained local street, and Gardner Avenue, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. 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:**

- No active projects underway near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning: ML-2

Existing Use: 53 trips per day (based on 9,473 sq.ft. of warehousing).

Entitlement: 107 trips per day (based on 43,560 sq.ft. of warehouse).

Proposed Zoning: IMU. Undetermined trips per day (based on conventional rezoning).

DEPARTMENT COMMENTS

- **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:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce an undetermined number of students.
 - The current school utilization (without mobile classroom units) is as follows:
 - Ashley Park K-8 remains 83%
 - West Charlotte High remains 96%

-
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along S Gardner Ave. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along S Gardner Ave. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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.
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-351