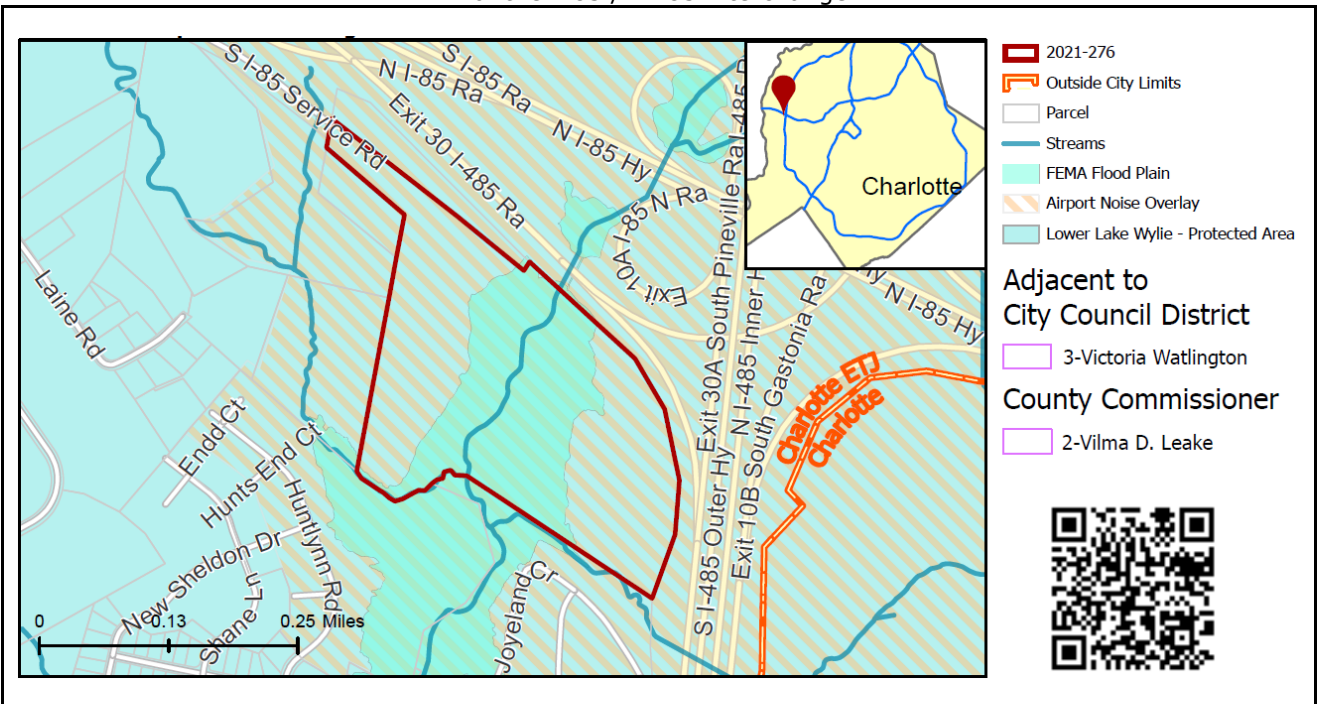


## REQUEST

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area)  
Proposed Zoning: I-1 (CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area)

## LOCATION

Approximately 44.95 acres located on I-85 Service Road southwest of the I-85 / I-485 interchange.



## SUMMARY OF PETITION

The petition proposes to develop up to 335,000 square feet of gross floor area of uses permitted in the I-1 district.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Gary F. Parker, Cebon W. Hester, Jesse Robert Brown  
McCraney Property Company  
John Carmichael

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the Commercial Place Type recommended for this site as per the adopted *2040 Policy Map*.

### Rationale for Recommendation

- While inconsistent with the commercial place type recommendation, the proposed rezoning is adjacent to the interchange of I-85 and I-485, making it suitable for light industrial uses.
- The petition provides a Class A buffer where adjacent to residential zoning and Neighborhood 1 place type.

- The petition commits to dedication and conveyance of the 100' SWIM buffer of Paw Creek to Mecklenburg County for future greenway development.
- Access to the site is via the I-85 Service Rd, which provides a short route to the Sam Wilson Rd interchange with I-85. The petition commits to improving the I-85 Service Rd as required by NCDOT.
- The site is within the Airport Noise Overlay.

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

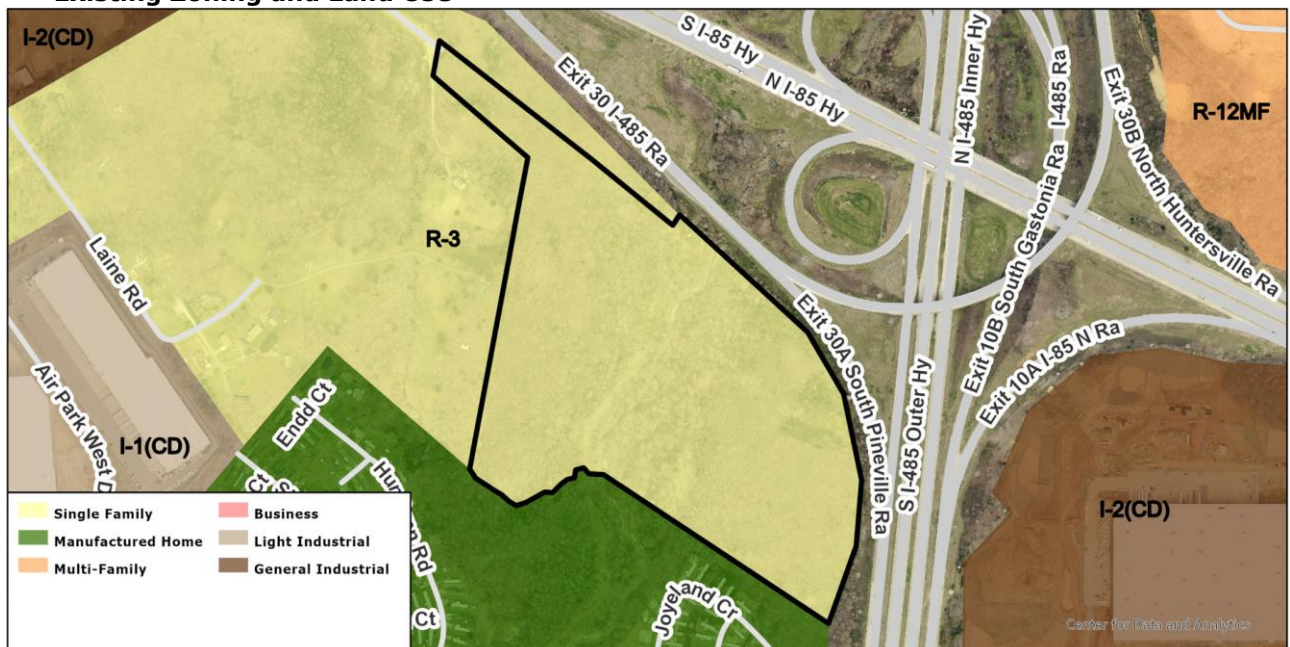
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

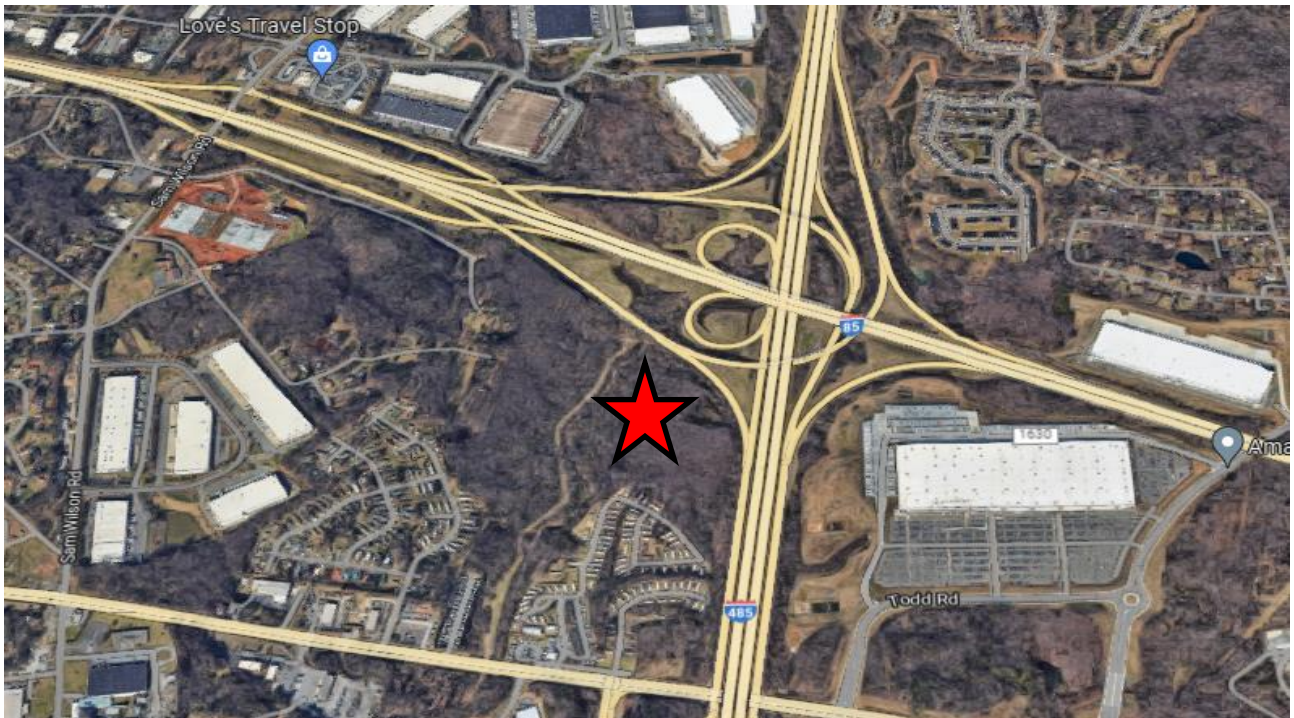
- Proposes up to 335,000 SF of gross floor area of uses permitted in the I-1 district.
- Prohibits the following uses:
  - Automobiles, truck and utility trailer rental.
  - Automotive repair garages.
  - Automotive service stations.
  - Barber and beauty shops.
  - Financial institutions.
  - Eating, Drinking and Entertainment Establishments (Type 1 and Type 2).
  - Retail establishments, shopping centers and business, personal and recreational services.
  - Adult establishments.
- Limits the amount of office space to 25% if the total square footage (83,750 SF).
- Limits the number of principal buildings to two.
- Commits to improvements to South I-85 Service Road between Sam Wilson Rd and the site as requested by NCDOT during the permitting process.
- Commits to dedicate the 100' SWIM buffer of Paw Creek to Mecklenburg County for future greenway purposes. The petitioner will work with Mecklenburg County to ensure that any crossings of Paw Creek can accommodate a future greenway trail.
- Provides a Class A buffer around the perimeter of the site where adjacent to residential use and zoning.

### • Existing Zoning and Land Use



The site is located at the interchange of I-85 and I-485, just to the north and east of the site. The properties to the south of the site are developed with mobile homes and the properties to the west are developed with large lot single family detached dwellings.





The site, marked by a red star, is adjacent to the interchange of I-85 and I-485.



View of the site from I-85.



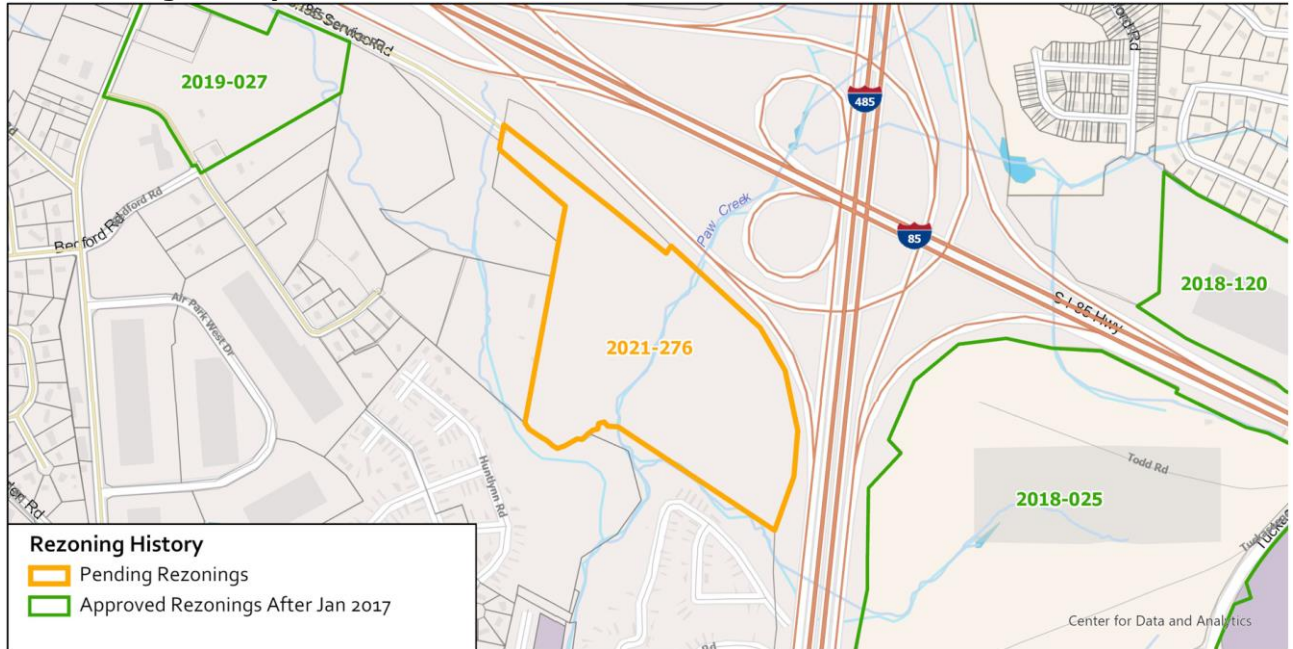
View of the site at the access point from I-85 Service Rd.



The properties to the south of the site developed with mobile homes.



### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-027	Petition to allow 250,000 square feet of industrial uses.	Approved
2018-120	Petition to allow 450,000 square feet of industrial uses.	Approved
2018-025	Petition to allow 2.4 million square feet of industrial uses.	Approved

### • Public Plans and Policies



The adopted 2040 Policy Map recommends the Commercial Place Type for this site.

- **TRANSPORTATION SUMMARY**

- This site is located off I-85 Service Road, a State-maintained local street, southwest of the I-85 and I-485 interchange. A Traffic Impact Study (TIS) is not needed for this site, due to the site's generation of less than 2,500 daily trips. Additionally, the petitioner has committed to coordinate with Mecklenburg County Parks and Recreation to dedicate the SWIM buffer and accommodate for the future Paw Creek Greenway within the site. Lastly, the petitioner has committed to improve the I-85 service road in accordance with NCDOT standards. CDOT has no outstanding issues.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 1,325 trips per day (based on 134 single family detached dwellings).

Proposed Zoning: 570 trips per day (based on 335,000 SF warehouse).

**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:** No comments submitted.
- **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 currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. Sewer is accessible for this rezoning boundary. 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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No comments submitted.

**OUTSTANDING ISSUES**

Site and Building Design

1. ~~Illustrate 1/2 Class A buffer on the site plan at access point from I-85 Service Rd.~~ **ADDRESSED**

2. ~~Remove building and parking envelope from setback.~~ **ADDRESSED**

Transportation

3. ~~Provide street stub to the south of the site.~~ **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







## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-276

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. The Charlotte Future 2040 Policy Map was adopted March, 28<sup>th</sup>, 2022 and became effective July 1<sup>st</sup>, 2022.

Please note not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<b>Goal 1: 10- Minute Neighborhoods</b> All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	N/A
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	<b>Goal 3: Housing Access for All</b> Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	<p>N/A</p>
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b></p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>✓</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b></p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b></p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>