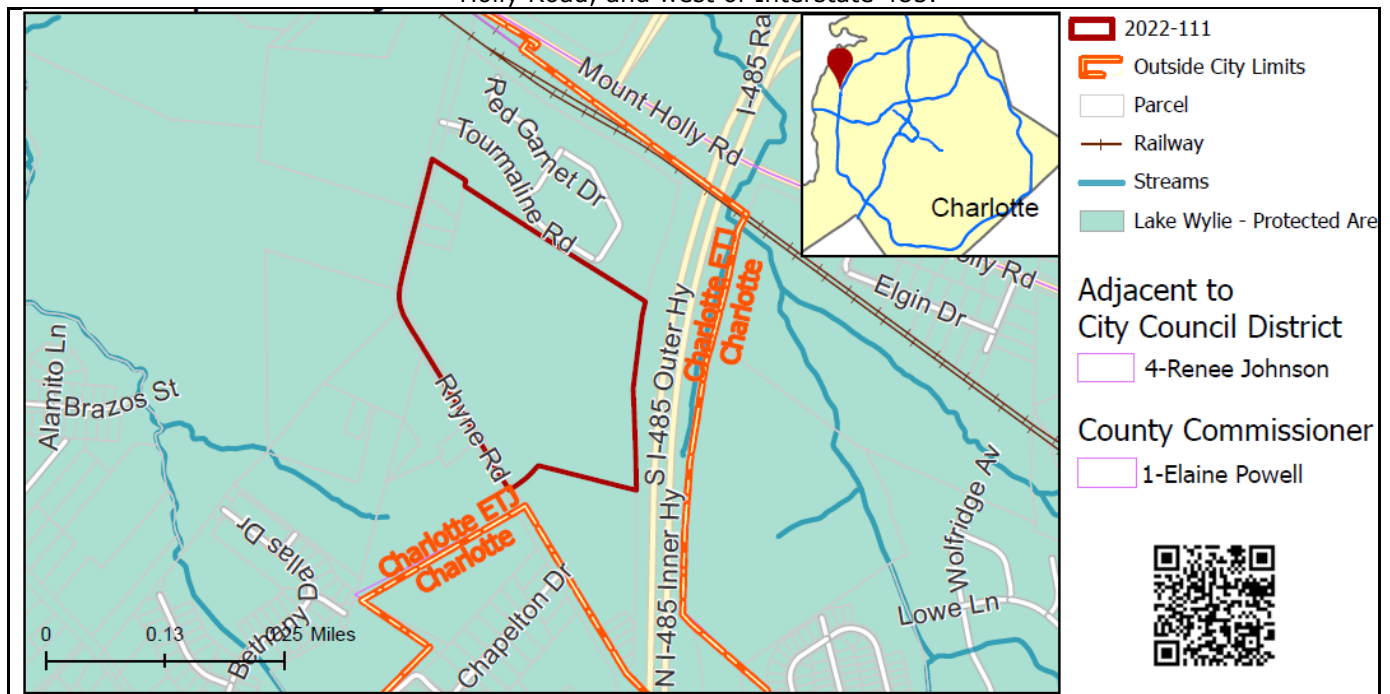


## REQUEST

Current Zoning: CC LWPA (Community Center, Lake Wylie Protected Area), B-2(CD) LWPA (General Business, Conditional, Lake Wylie Protected Area)  
Proposed Zoning: I-2 (CD) LWPA (General Industrial, Conditional, Lake Wylie Protected Area)

## LOCATION

Approximately 36.27 acres located east of Rhyne Road, south of Mount Holly Road, and west of Interstate 485.



## SUMMARY OF PETITION

The petition proposes to allow I-2 uses including a 40,000 square foot office building, 25,000 square foot warehouse, 10,000 square foot fabrication shop, 10,000 square foot storage building, 5,000 square foot tech shed, compressor pad, and compressed natural gas filling station.

## PROPERTY OWNER

Locomotive Land Co

## PETITIONER

Piedmont Natural Gas Company

## AGENT/REPRESENTATIVE

Anthony Fox, Parker Poe Adams & Bernstein, LLP

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0.

## STAFF RECOMMENDATION

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

### Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Community Activity Center place type for this site.

### Rationale for Recommendation

- While the proposed land use is generally inconsistent with the Community Activity Center place type, the largest structure is an office building which is consistent with the recommended place type.

- There has been a trend on surrounding properties towards more industrial and employment based uses, as evidenced by recently approved and pending rezoning petitions.
- The petition commits to contributing \$50,000 towards the future installation of a traffic signal at Rhyne Road & Mount Holly Road, which will aid traffic flow to and from the site and Interstate 485 as well as improve mobility for motorists in the general vicinity.
- The petition commits to improving the streetscape along the site's Rhyne Road frontage by installing an 8' planting strip and 12' multi-use path.
- The rear of the site is adjacent to Interstate 485 and southern boundary is adjacent to an automotive sales lot.
- The petition would install a 100' Class A buffer along the northern property line where adjacent to proposed multifamily residential use.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity

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

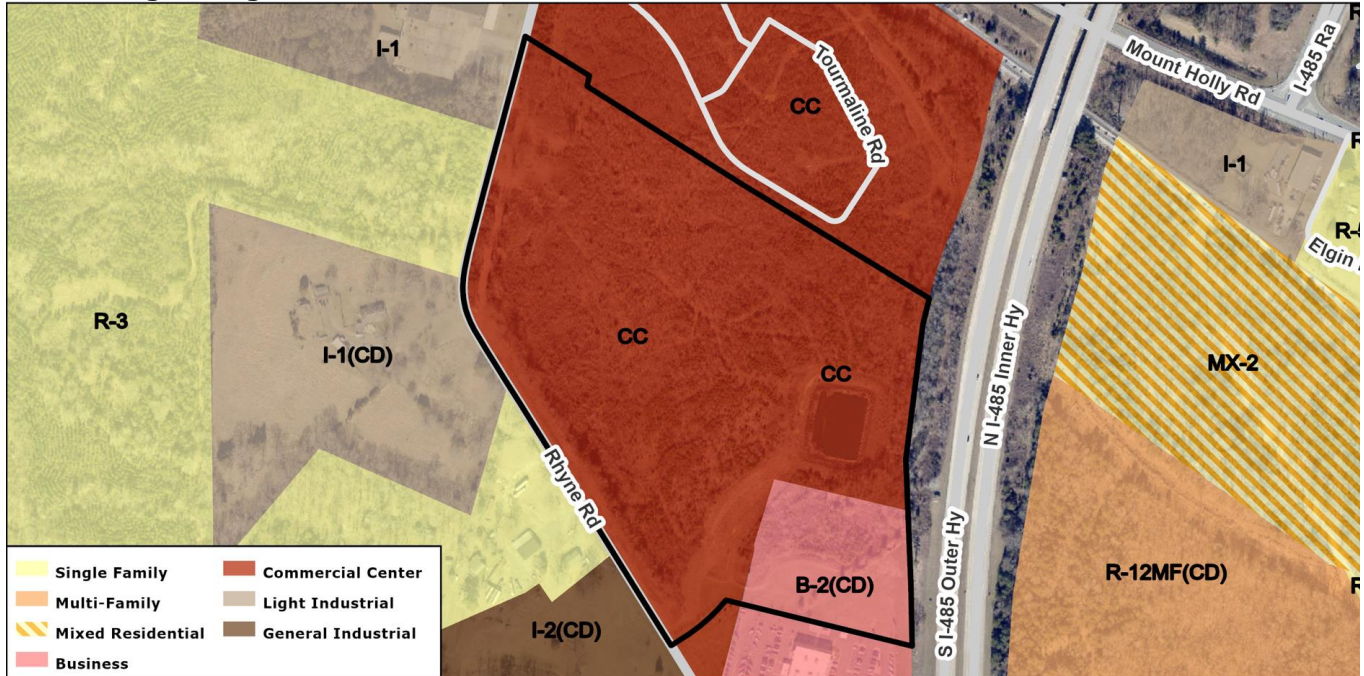
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

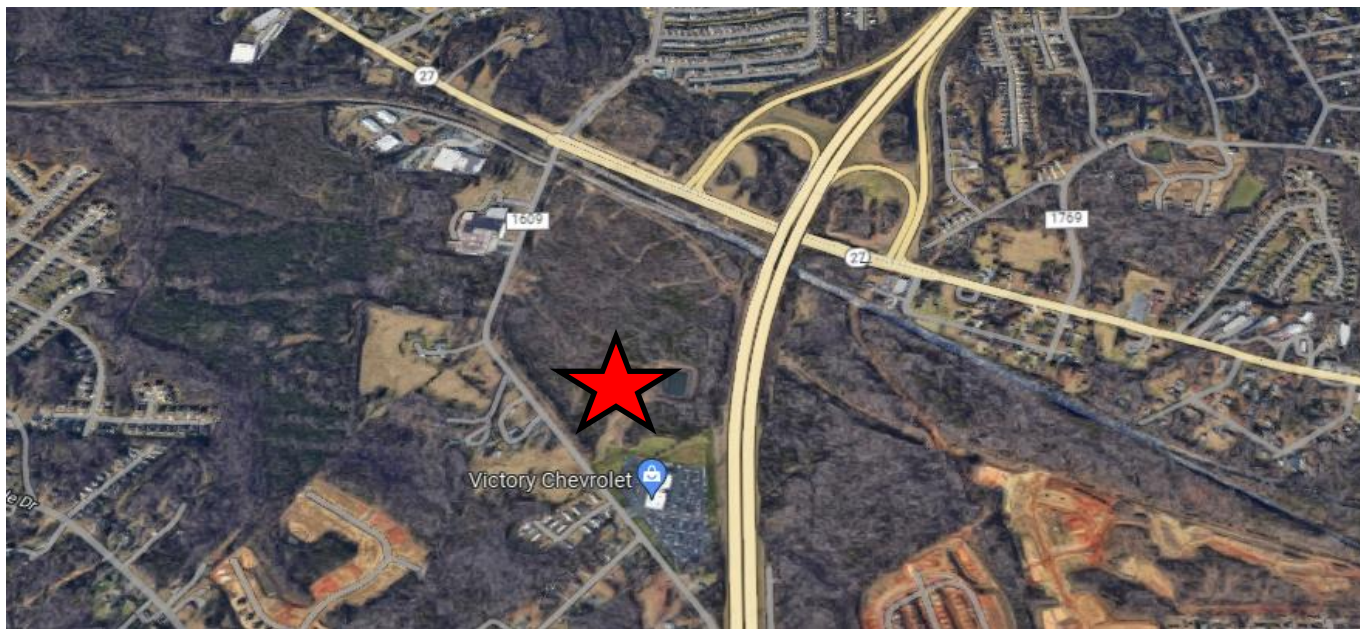
- Allows I-2 uses including a 40,000 square foot office building, 25,000 square foot warehouse, 10,000 square foot fabrication shop, 10,000 square foot storage building, 5,000 square foot tech shed, compressor pad, and compressed natural gas filling station.
- Requests five years of vested rights.
- Reserves the right to develop the site in one or more phases.
- Commits to providing a \$50,000 contribution to CDOT for the future installation of a traffic signal at Rhyne Road and Mount Holly Road.
- Commits to improvements along the Rhyne Road frontage including 41' of right of way dedication from centerline, 8' planting strip, and 12' multi-use path.
- Limits the total number of driveways to two including one full movement and one exit only.
- Limits building height to 49'.
- Provides a 100' Class A buffer along the northern property boundary where adjacent to approved multifamily residential.
- Provides a fence and 37.5' Class C buffer along the southern property boundary where adjacent to commercial use.

- Existing Zoning**



- The majority of the site is currently zoned CC as is the property to the north. The southeastern corner of the site is zoned B-2(CD) as is the property to the south. The properties to the west of the site along Rhyne Road are a mix of single family residential and industrial zonings.

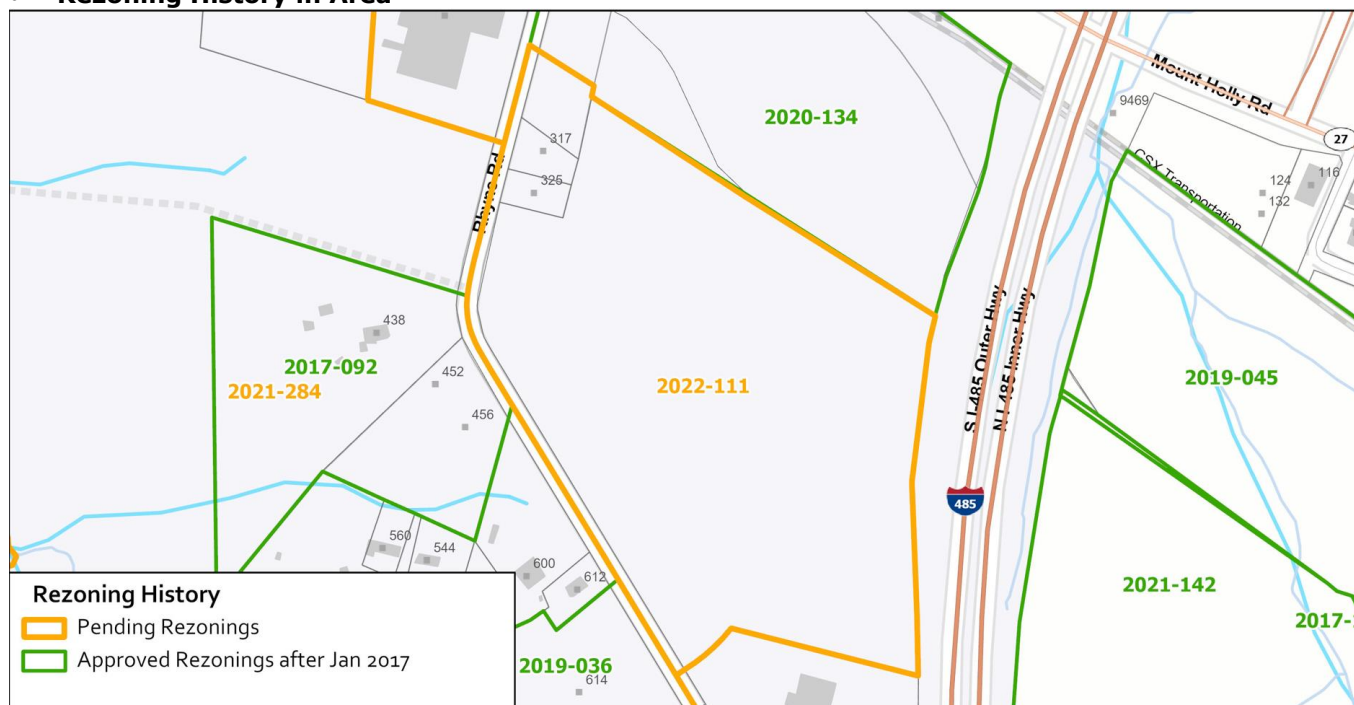
Existing Zoning	Translated Zoning	Recommended Place Type
CC LWPA (Commercial Center, Lake Wylie Protected Area) B-2(CD) LWPA (General Business, Conditional, Lake Wylie Protected Area)	CC (Commercial Center) B-2(CD) (General Business, Conditional)	Community Activity Center



The site, marked by a red star, is surrounded by wooded land, an automotive sales dealership, single family residential, and industrial uses.

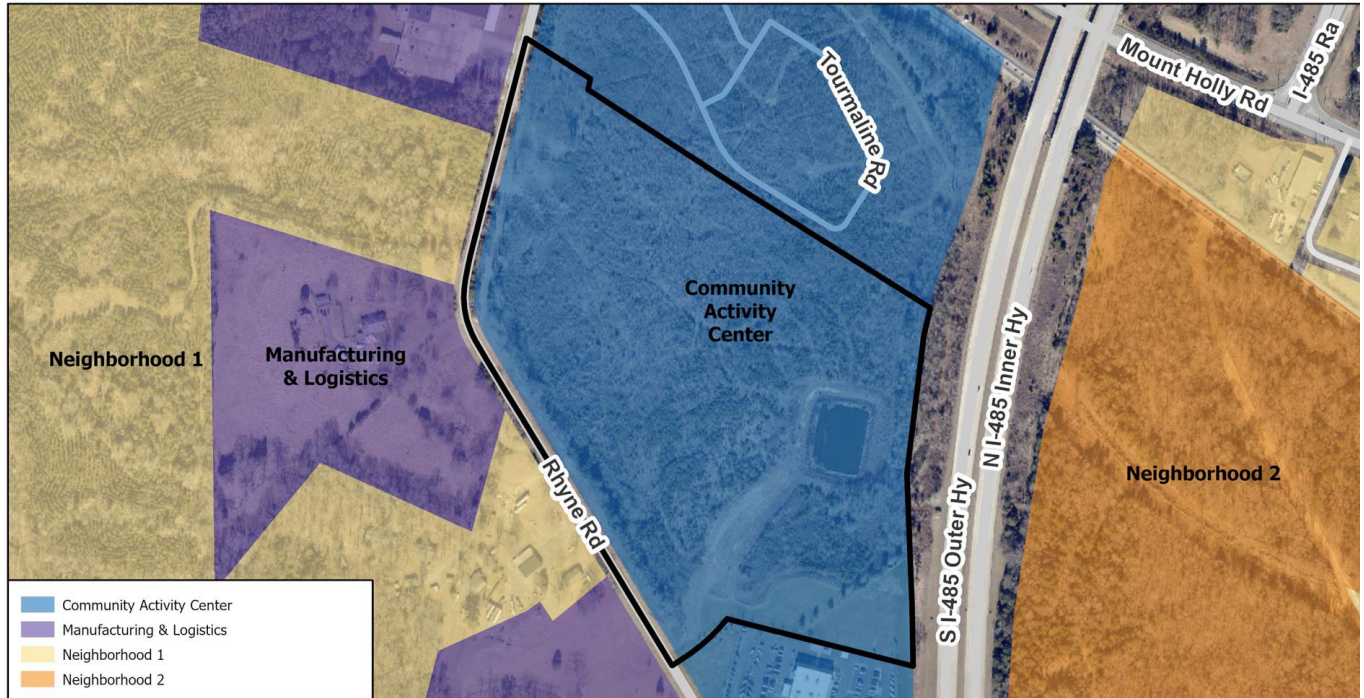


- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-284	Petition to allow up to 1,775,000 SF of I-1 uses.	Pending
2021-142	Petition to allow 268 multifamily residential units, 136 single family attached units, and 2,750 SF of commercial uses.	Approved
2020-134	Site plan amendment to allow 336 multifamily residential units.	Approved
2019-045	Site plan amendment to allow 152 single family attached residential units.	Approved
2019-036	Petition to allow 20,000 SF of I-2 uses.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center place type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the east side of Rhyne Road, a State-maintained minor throughfare and south of Mount Holly Road, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. Site plan and/or conditional note revisions are needed to commit to reconfiguration of exit only driveway, conditional note for right of way dedication, and removing unnecessary callouts. Further details are listed below.

- **Active Projects:**

- Traffic Signal Installation at Rhyne Road and Mount Holly Road
  - Project will install a traffic signal at the intersection of Rhyne Road and Mount Holly Road.
  - Project is currently in design

- **Transportation Considerations**

- See Outstanding Issues, Notes 2-6.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 0 trips per day (based on too many uses to determine trip generation).

Proposed Zoning: 645 trips per day (based on 40,000 SF general office, 15,000 SF storage, 35,000 warehousing).

## 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located in Rhyne Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to Charlotte Water to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. The nearest available gravity sewer main is approximately 430 linear feet along Rhyne Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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.

## OUTSTANDING ISSUES

### Land Use

1. Remove request for 5 years vested rights from the site plan. The request does not appear in the Accela summary. Additional years of vested rights beyond the two automatically granted are typically reserved for larger, more complex petitions.

### Transportation

2. Add a conditional note to dedicate 41' right-of-way along the site's Rhyne Road frontage from the road centerline.
3. Per NCDOT, add conditional note that all driveways must meet intersection sight distance requirements to receive a driveway permit. Per NCDOT as well, add conditional note that 100-foot protected stem will be required for all driveways.
4. Remove unnecessary callouts for security gate and secondary entrance.
5. The exit only driveway needs to be reconfigured to prevent potential ingress traffic or removed altogether.
6. If petition will not be annexed into the City of Charlotte, revise site plan and conditional note(s) to construct 8-foot planting strip and 12-foot multi-use paths on Rhyne Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note The entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of Rhyne Road. Add to the conditional note in the "Streetscape/Landscaping" section that the entire facility must be outside of the public right of way and within a sidewalk utility easement.

### Site and Building Design

7. Provide 50' half Class A buffer where adjacent to R-3 zoning.
8. Verify Class B buffer between the chemical storage area and adjacent business use.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Joe Mangum (704) 353-1908