

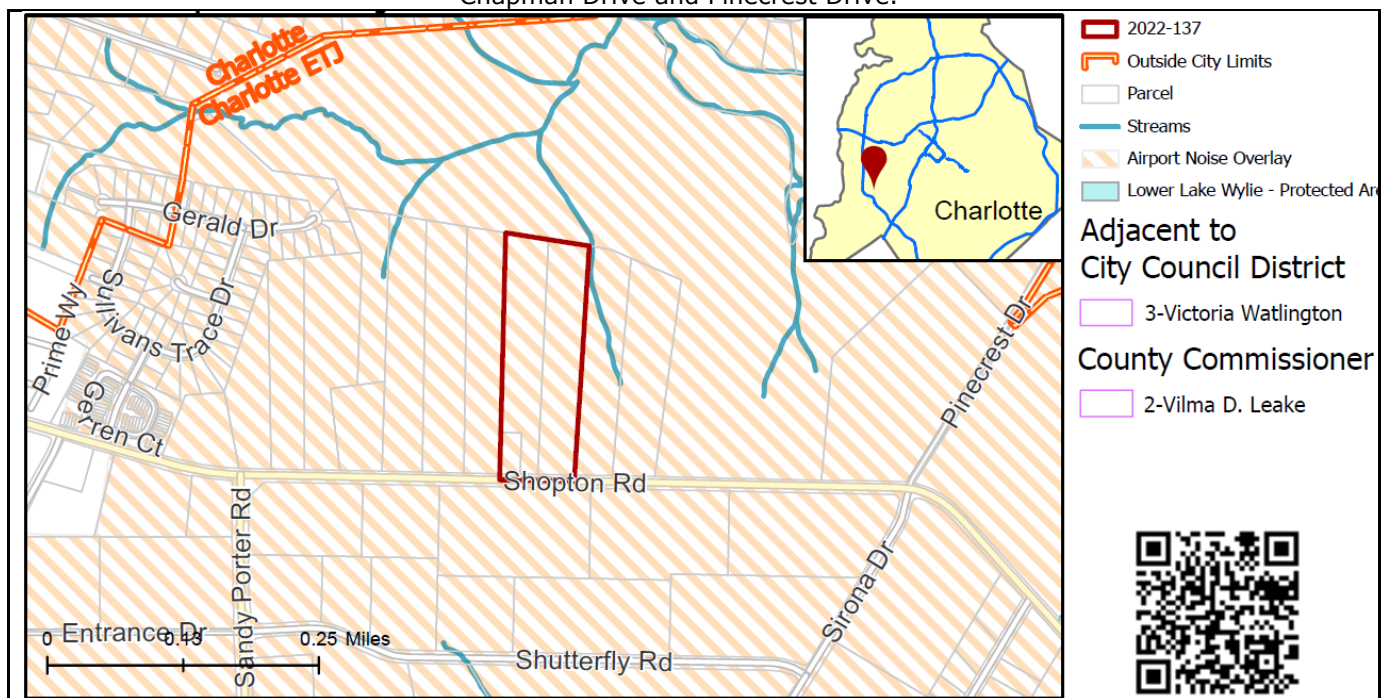
## REQUEST

Current Zoning: R-3 AIR (Single Family Residential, Airport Noise Overlay), I-2(CD) AIR (General Industrial, Conditional, Airport Noise Overlay)

Proposed Zoning: I-2(CD) AIR (General Industrial, Conditional, Airport Noise Overlay), I-2(CD) AIR SPA (General Industrial, Conditional, Airport Noise Overlay, Site Plan Amendment)

## LOCATION

Approximately 10.26 acres located on Shopton Road between Steve Chapman Drive and Pinecrest Drive.



## SUMMARY OF PETITION

The petition proposes to amend a previously approved plan to add a parcel, list additional prohibited uses, and expand to 120,000 square feet of office, warehouse, and distribution uses and outside storage.

## PROPERTY OWNER

The Maintenance Team, Inc.

## PETITIONER

The Maintenance Team, Inc.

## AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

## 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 upon resolution of outstanding issues related to transportation and site and building design.

### Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Manufacturing & Logistics Place Type.

### Rationale for Recommendation

- The proposed use is consistent with the recommended Manufacturing & Logistics Place Type.
- The majority of the site is already zoned for industrial uses. The petition seeks to incorporate a less than 1/2 acre parcel into the larger site to allow

for a 20,000 square foot building expansion and elimination of the required buffer adjacent to the parcel that is currently zoned R-3 AIR.

- The petition expands the list of prohibited uses from the previously approved petition.
- The petition commits to transportation improvements along Shopton Road including a 5' bicycle lane, 8' planting strip, and 6' sidewalk.
- The proposed industrial uses will be screened from adjacent residential zoning and uses by a minimum 75' buffer with a berm.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity

## PLANNING STAFF REVIEW

- **Background**

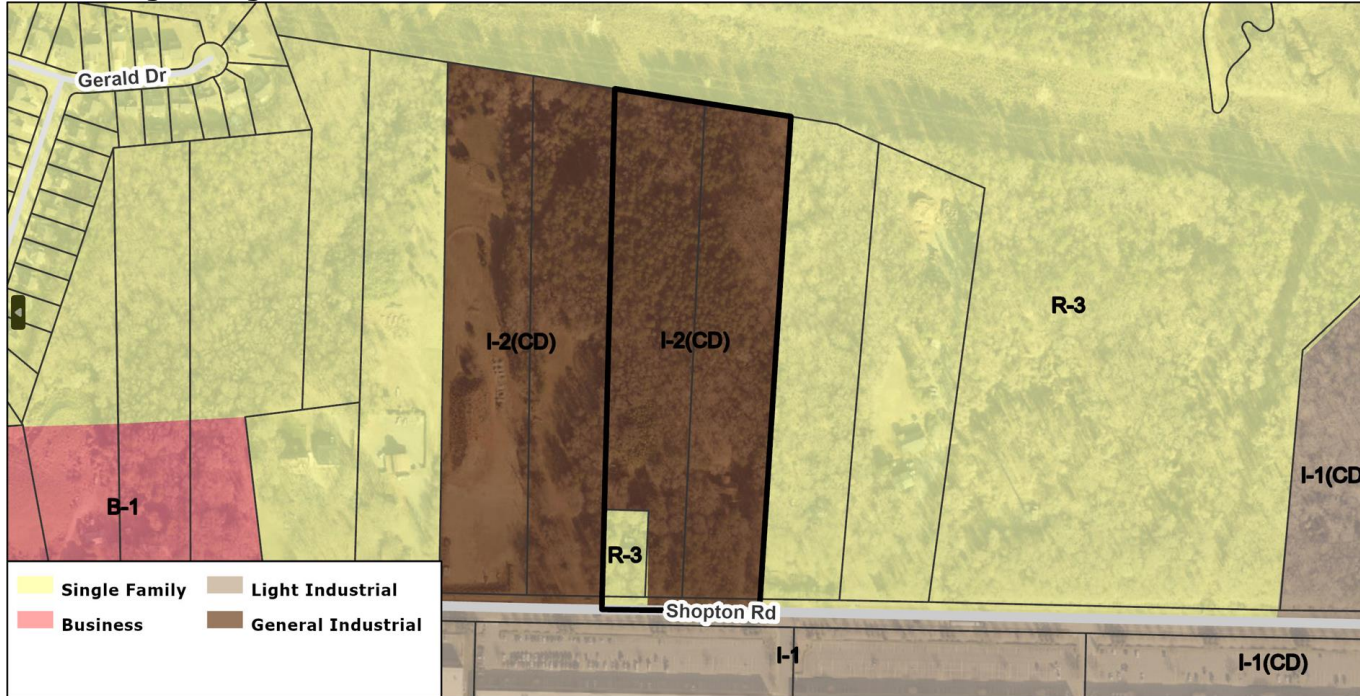
- Petition 2020-119 rezoned the majority of this parcel to I-2(CD) to allow industrial uses in a 100,000 square foot building.

- **Proposed Request Details**

The site plan amendment contains the following changes:

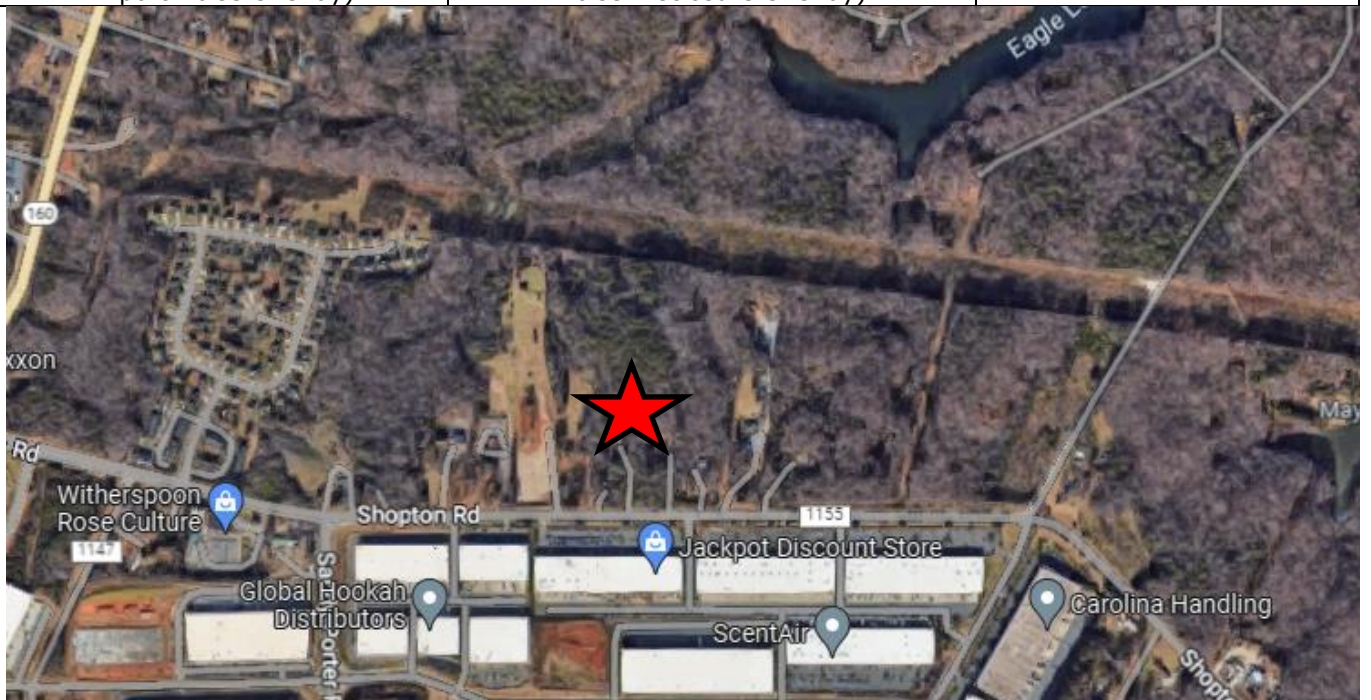
- Adds a 0.46 acre parcel to a petition previously rezoned to I-2(CD).
  - Increases the maximum building square footage to 120,000 square feet.
  - Expands the list of prohibited uses on the site to include agricultural industries, construction and demolition landfills, foundries, jails and prisons, junkyards, lumber mills and storage yards, medical waste disposal facilities, power generation plants, quarries, sanitary landfills, solid waste transfer stations, trucks stops, truck terminals, waste incinerators, and heavy manufacturing.
  - Allows for phased construction of the principal building with a minimum of 10,000 square feet in the first building phase.
  - Maintains the construction of a 5' bicycle lane, 3' buffer, curb and gutter, 8' planting strip, and 6' sidewalk along the site's Shopton Road frontage.
  - Maintains a 100' Class A buffer, reduced to 75' with a berm, where adjacent to R-3 zoning.

- Existing Zoning**



- The majority of the site was previously rezoned to I-2(CD), as was the two parcels to the west. A small portion of the site is zoned R-3 as is much of the remaining adjacent parcels. The properties across Shopton Road from the site are zoned I-1.

Existing Zoning	Translated Zoning	Recommended Place Type
I-2(CD) AIR (General Industrial, Conditional, Airport Noise Overlay); R-3 AIR (Single Family Residential, Airport Noise Overlay)	N/A for the I-2(CD) portion (conditional zonings do not translate;  N1-A ANDO(Neighborhood 1, Airport Noise Disclosure Overlay)	M&L (Manufacturing & Logistics)



The site, marked by a red star, is surrounded by a mix of uses including industrial and single family residential uses on the north side of Shopton Road and light industrial uses on the south side of Shopton Road.



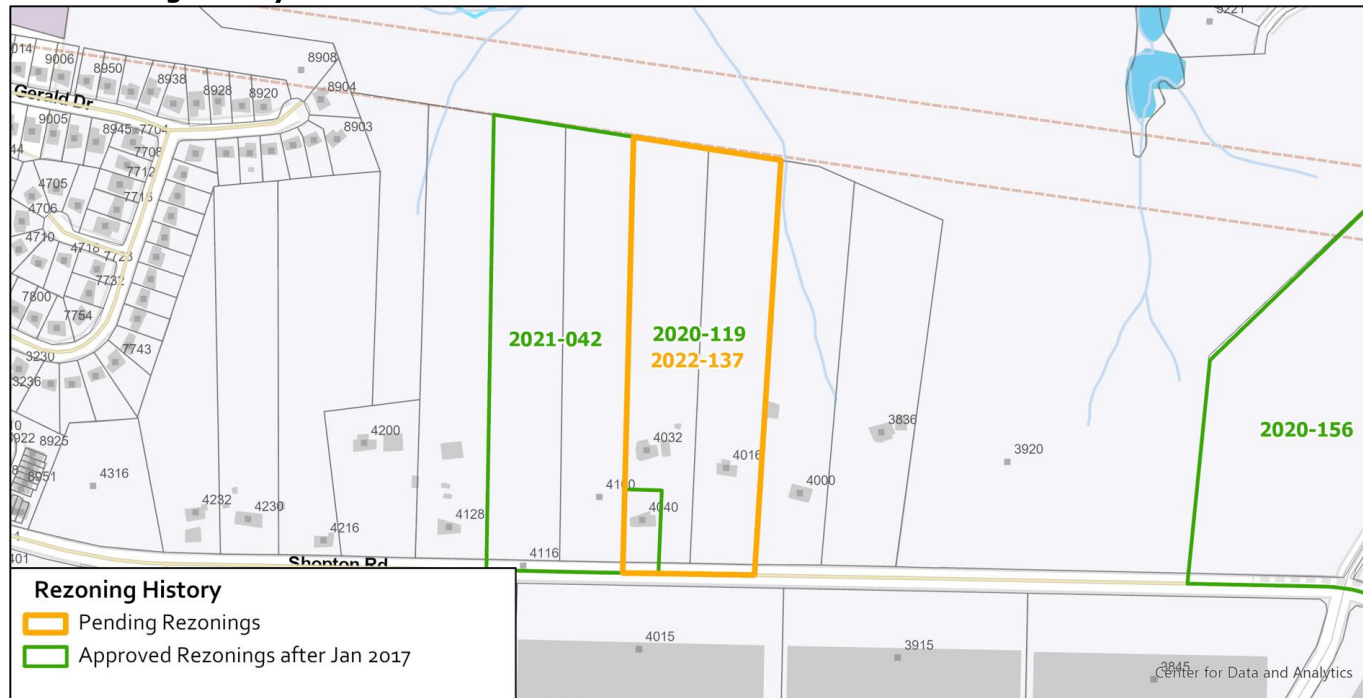


Street view of industrial and single family residential uses along the north side of Shopton Road. Many of the properties, including those recently rezoned to I-2(CD), remain heavily wooded.



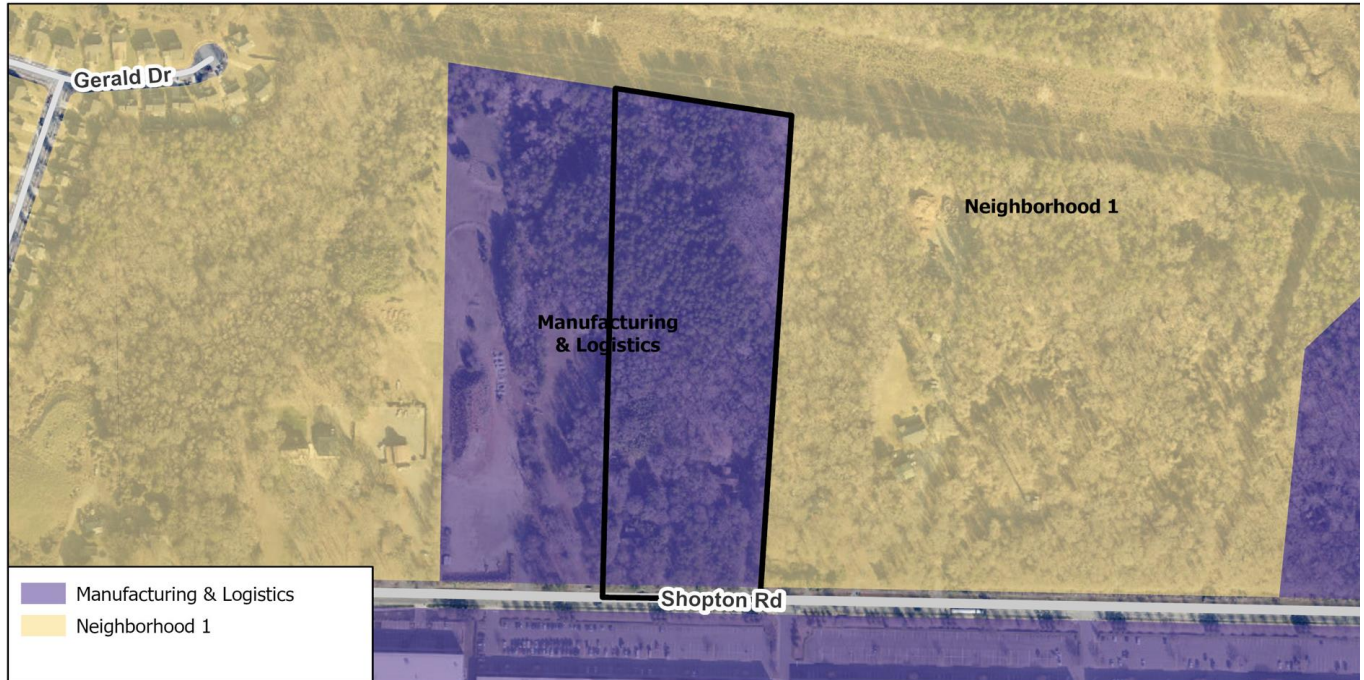
Street view of commercial and light industrial uses to the south of the site across Shopton Road.

#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-042	Petition to allow I-2 uses in a 6,048 square foot office building, 19,500 square foot warehouse, and outdoor storage.	Approved
2020-156	The petition rezoned 38.33 acres to I-1 (CD) AIR to allow a limited number of industrial uses on the site.	Approved
2020-119	The petition rezoned 9.78 acres to I-2(CD) AIR to allow office, warehouse, and distribution uses with outdoor storage.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends manufacturing & logistics place type for the site.

- **TRANSPORTATION SUMMARY**

- The petition is located north of Shopton Road, a State-maintained minor throughfare east of Sandy Porter Road, a State-maintained minor throughfare. A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating less than 2,500 daily trips. Site plan and/or conditional note revisions are needed to install an 8-foot sidewalk on Shopton Road and include the CDOT standard notes Further details are listed below.
- **Active Projects:**
- NA
- **Transportation Considerations**
  - See Outstanding Issues, Notes 1-3.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 30 trips per day (based on 3 single family dwellings).
    - Entitlement: 210 trips per day (based on 100,000 SF warehouse and 1 single family dwelling).
  - Proposed Zoning: 230 trips per day (based on 120,000 SF warehouse).

## 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 along Shopton Road. Charlotte Water currently does not have sanitary sewer system accessible for the rezoning boundary under review. The closest gravity sewer main is approximately 1,600 feet West of the rezoning boundary at the intersection of Shopton Road and Sandy Porter 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Transportation

1. Label and dimension the curb and gutter at 27' from the centerline of Shopton Road on the site plan.
2. Revise site and plan and conditional notes to commit to constructing an 8' planting strip and 8' sidewalk as specified in the Charlotte Walks policy.
3. Add a conditional note that the entire sidewalk must be outside of the right of way and within a public access easement. Add a conditional note committing to construction and maintenance of the 8' sidewalk on Shopton Road.

##### Site and Building Design

4. Delete all items that were applicable to the previous petition but not to the current petition.
5. Illustrate on the site plan right of way at 35' from centerline and 20' setback. Remove hatching from area within the setback. No use or parking and maneuvering are permitted within the setback.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908