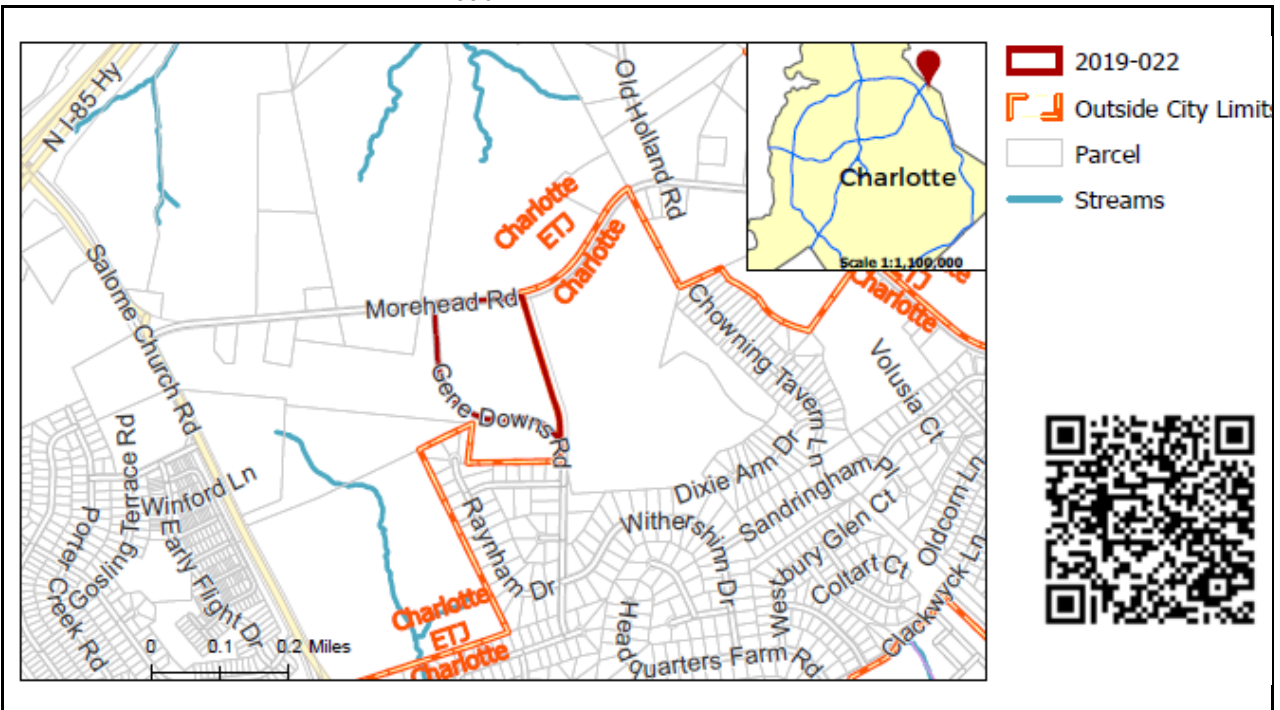


**REQUEST**

Current Zoning: I-2(CD) (general industrial, conditional)  
Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)

**LOCATION**

Approximately 17.63 acres located at the southwest intersection of Morehead Road and Gene Downs Road, east of Salome Church Road.



**SUMMARY OF PETITION**

The petition proposes to allow a 60,000-square foot warehouse and truck parking with uses restricted to the warehouse and truck parking, as an expansion of existing truck parking on the site for the existing business.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Mallard Creek Polymers, Inc.  
Metrolina Builders, Inc.  
Caren Wingate

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 8

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northeast Area Plan* (2000) recommendation for industrial uses for the main portion of the parcel, and **inconsistent** with the plan recommendation for residential use on the southern and western edges along Gene Downs Road.

Rationale for Recommendation

- The Northeast Area Plan recommends this parcel for industrial development, reflecting the long-time presence of the existing business.

- The petitioner proposes to restrict the use to a warehouse and exterior parking for tractor-trailers as an expansion of existing legal use of the property.
- Existing trees in the tree-save areas are to be undisturbed, ensuring a continuing adequate buffer between the development and existing single-family development.

The approval of this petition will revise the adopted future land use on the southern and western edges of the site along Gene Downs Road as specified by the *Northeast Area Plan*, from residential to industrial use for the site.

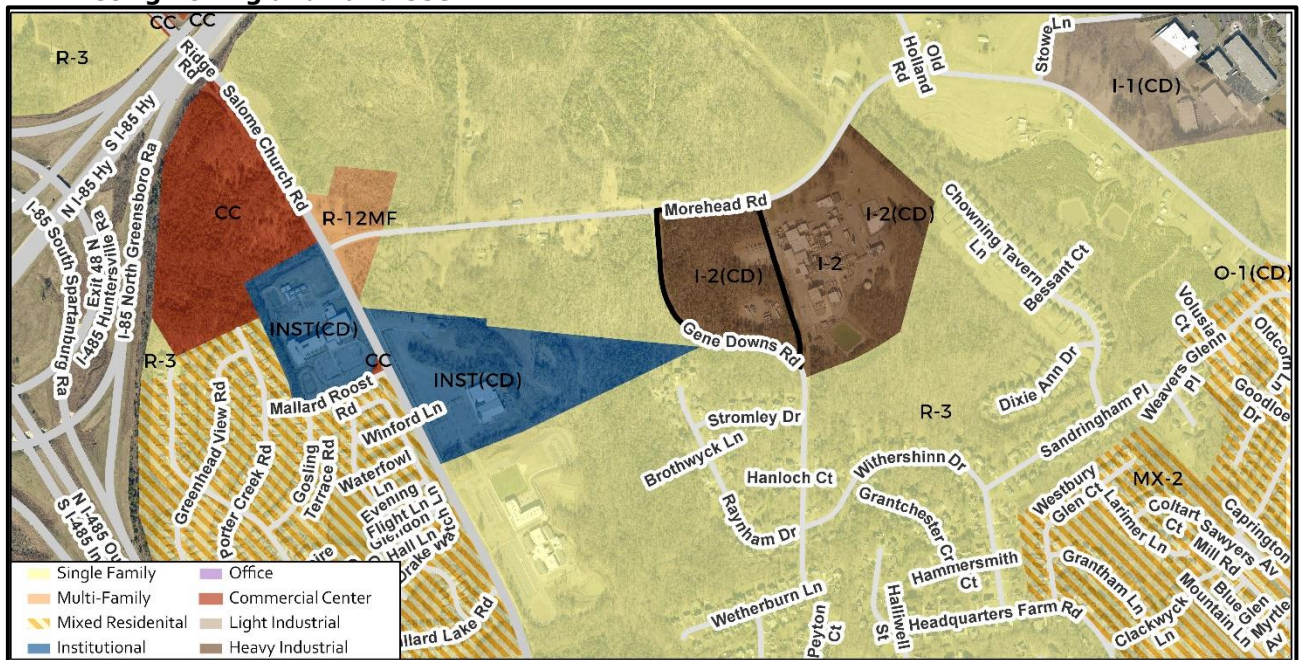
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- A 60,000-square foot warehouse and truck parking.
- Development confined to an approximately 8-acre envelope.
- Uses are restricted to a warehouse and parking for trucks.
- 125-foot setback and tree save along Morehead Road and Gene Downs Road with supplemental plantings along the existing parking lot on Gene Downs Road.
- Commits to transportation improvements related to: no new site access, closing of existing extra driveway, dedicating right-of-way, and curb and gutter with streetscape improvements along Morehead Road and Gene Downs Road.

### • Existing Zoning and Land Use



The rezoning site is partially developed with truck parking. The remainder of the site is undeveloped. The rezoning site is surrounded by industrial uses, undeveloped land and some single-family homes.





The subject property is wooded with existing legally conforming areas for truck parking.



The property to the north along Morehead Road is undeveloped.





The property to the west along Gene Downs Road is undeveloped.



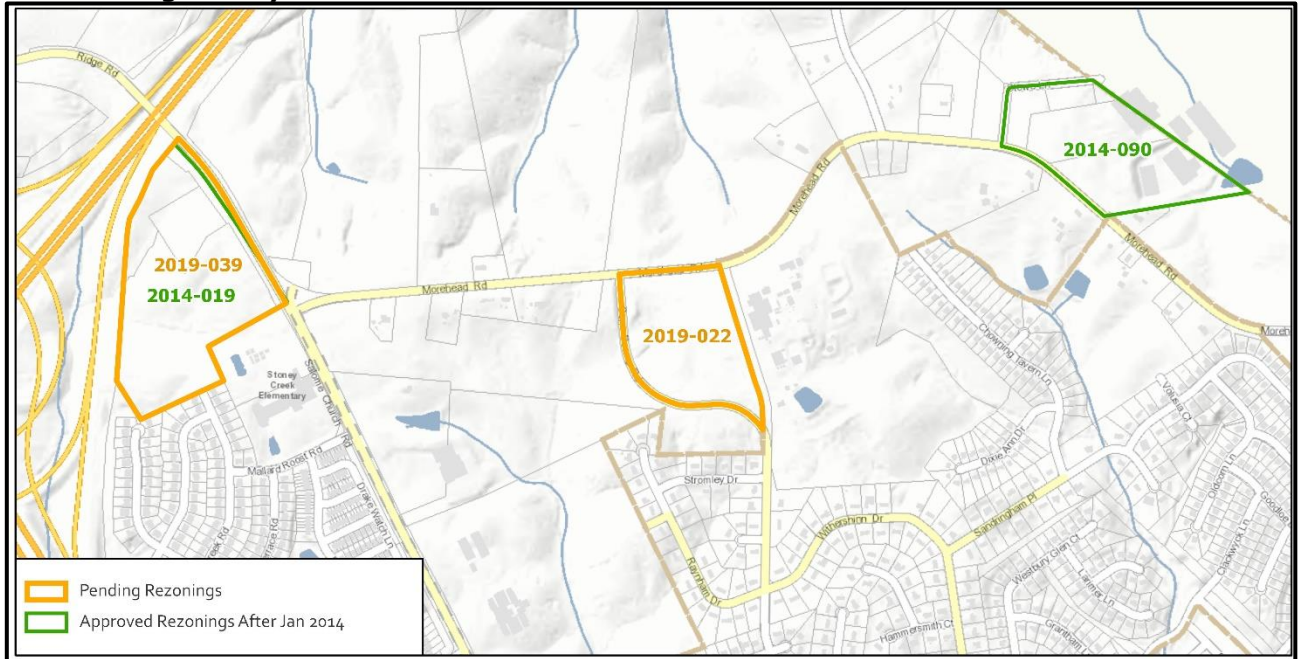
The property to the east along Morehead Road is Mallard Creek Polymers.



The property to the south along Gene Downs Road is undeveloped.

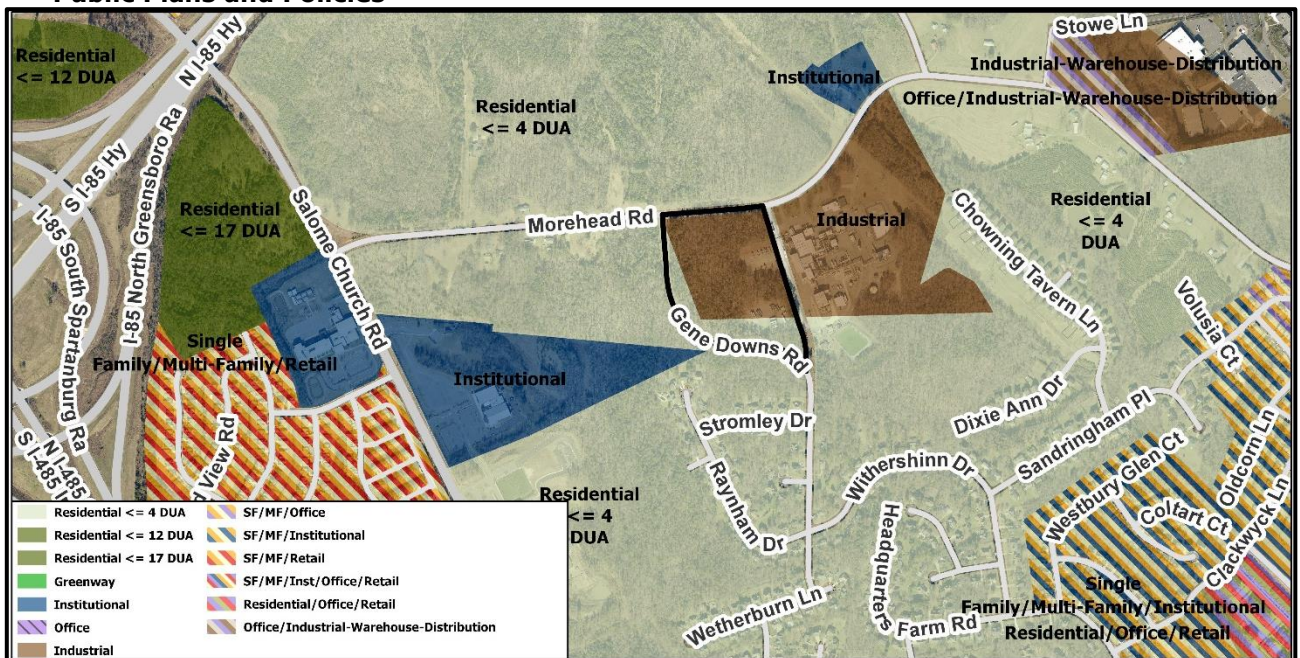


### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2014-019	Rezoned 26.5 acres to allow up to 380 multi-family units.	Approved
2014-090	Rezoned 17.66 acres to allow the construction of 150,000 square feet of building area for the expansion of the existing Hendricks Motorsports complex.	Approved
2019-039	Proposes to rezone 26.50 acres to allow up to 250 single-family detached and attached homes with a maximum of 175 attached homes.	Pending

### • Public Plans and Policies



- The adopted policies for this site are in the *Northeast Area Plan* (2000).
- The plan recommends industrial development on the main portion of the parcel, and residential development on the southern and western edges along Gene Downs Road.

- **TRANSPORTATION CONSIDERATIONS**

- The proposed petition expands trucking and warehouse operations within 8 acres to support an established business. The site access will be serviced from an existing driveway therefore, no new site access driveways will be permitted. The petitioner is dedicating right-of-way in fee simple to the state for Gene Downs Road and Morehead Road, east of Gene Downs Road before the site's first CO is issued. The site commits to transportation and streetscape improvements along Morehead Road and Gene Downs Road.
- Outstanding technical revisions. ~~See notes 1-5.~~ Addressed.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on truck parking).  
Entitlement: 880 trips per day (based on 76 single family homes and 15 apartments).  
Proposed Zoning: 140 trips per day (based on 60,000 square feet of warehouse use and truck parking).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 Morehead Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located east of the rezoning boundary.
- See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** No outstanding issues.
- **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.

**REQUESTED TECHNICAL REVISIONS**

Transportation

- ~~1. The petitioner should revise the site plan and conditional note(s) to dedicate 36' of right-of-way (designated as a major collector) in fee simple as measured from the street's existing centerline along the site's Morehead rd. frontage, prior to the site's first CO is issued.~~ Addressed
- ~~2. The petitioner should revise the site plan and conditional note(s) to provide 50' of right-of-way dedicated in fee simple along the site's Salome Church Rd. frontage, a major thoroughfare outside Route 4, when the remainder of the petitioner's property west of Gene Downs Rd. is rezoned and developed.~~ Addressed
- ~~3. The petitioner should revise the site plan and conditional note(s) to provide 55' of total public right-of-way dedicated in fee simple along the site's Gene Downs Rd. frontage, a local office/commercial narrow street typical section, prior to the site's first CO is issued.~~ Addressed
- ~~4. The petitioner should revise the site plan and conditional note(s) to provide curb/gutter, pavement widening, an 8' planting strip and 5' sidewalk along the site's Morehead Rd. frontage, City's Subdivision Ordinance, when the remainder of the petitioner's property west of Gene Downs Rd. is rezoned and developed.~~ Addressed
- ~~5. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan note.~~ Addressed

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225