

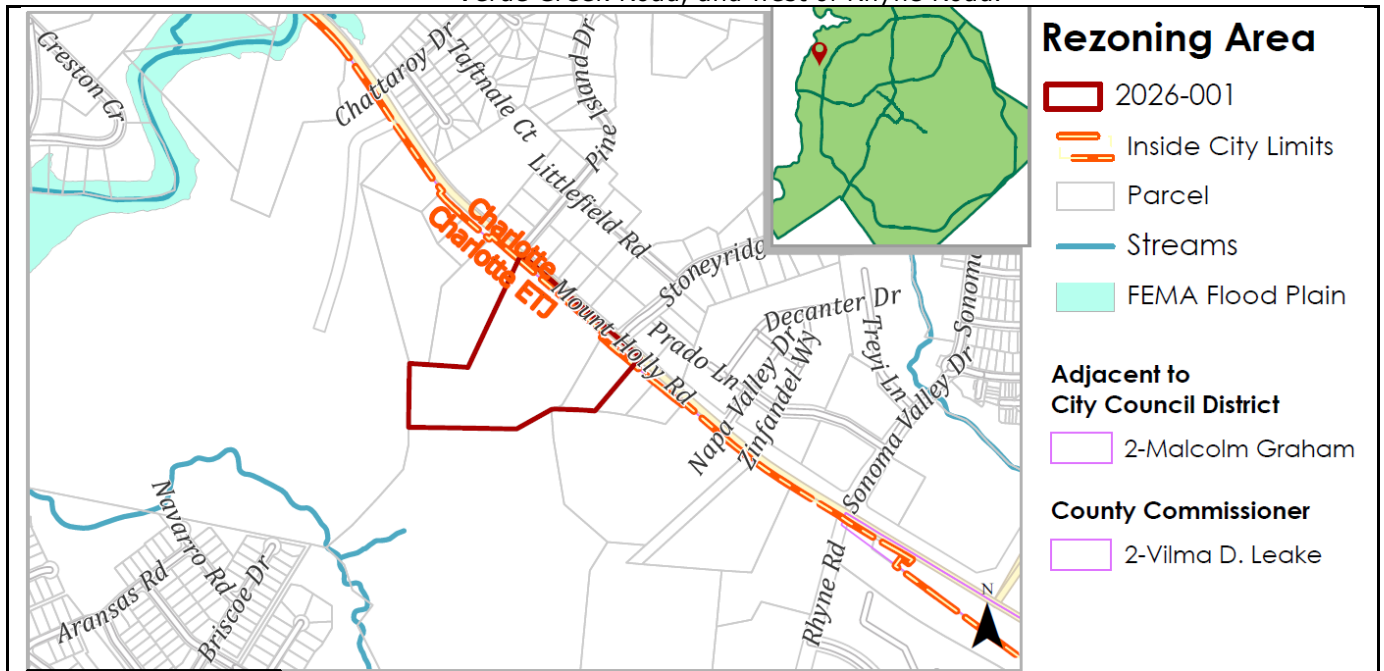
REQUEST

Current Zoning: ML-1 (Manufacturing & Logistics-1)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, conditional)

LOCATION

Address: 10129 Mount Holly Road Charlotte, NC 28214

Approximately 12.67 acres located south of Mount Holly Road, north of Verde Creek Road, and west of Rhyne Road.



SUMMARY OF PETITION

The petition proposes the development of up to 176 multi-family stacked apartment residential units on a site containing a single family house.

PROPERTY OWNER

Edwin T. Young, Jr. & Janis R. Young; Jamnadas M. Kothadia & Findu Kothadia

**PETITIONER
AGENT/REPRESENTATIVE**

MPV Properties & Mission Properties
John Floyd, Moore & Van Allen, PLLC

COMMUNITY MEETING

The community meeting was held on March 11, 2026 date and 12 people from the community attended.

The community meeting report notes that items discussed at the meeting included the proposed multi-family stacked apartment development and discussion focused on community concerns regarding traffic, safety on the roads, and whether commitments would be followed-through. The petitioner explained the steps they plan to take to reduce traffic impacts, the binding nature of the rezoning conditions, and why the site is better suited for apartments than other uses.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** with the goals and policies of the *West Outer Community Area Plan*.

Rationale for Recommendation

- The proposed plan is inconsistent with the goals and Policies or the recently adopted *West Outer Community Area Plan* and is not in alignment with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.
- The site is abutting the Manufacturing & Logistics Place Type to the south and southeast including ongoing industrial development of up to 1,275,931 square feet Manufacturing & Logistics approved under rezoning petition 2025-006. The site is also abutting the ML-1 (Manufacturing & Logistics-1) district to the west developed as self-storage.
- An active freight rail right-of-way makes up a quarter of the site area along its southern boundary. The freight rail traffic may be incompatible and impactful to the proposed multi-family residential development. Increased mitigation measures for noise and air pollution should be included in the plan.
- If approved, the rezoning would revise the *2040 Policy Map* Place Type recommendation to the Neighborhood 2 Place Type. The abutting Manufacturing & Logistics Place Type to the south, southeast, and west are not preferred adjacencies for the Neighborhood 2 Place Type.
- While the site is within a ¼-mile of a designated Neighborhood Center Place Type, Mount Holly Road is lacking pedestrian and bicycle infrastructure to access the Center and the only development in the Neighborhood Center is a gas station and drive-through restaurant.
- The site is located on Mount Holly Road, designated as an arterial street with transit access. However, the lack of pedestrian infrastructure makes access to transit inconvenient and potentially dangerous.
- However, the site is located in a Housing Gap, as identified by the *2040 Comprehensive Plan*, and situated between a growing activity center containing multi-family and commercial development at Mount Holly Road and Interstate I-485 and a commercial node serving daily needs at Mount Holly Road and Mount Holly-Huntersville Road.
- The petitioner should consider amending the rezoning to a less intense zoning district and design the site for multi-family attached townhome development to decrease the number of units and lower the intensity of development.
- The petition would not facilitate any *2040 Comprehensive Plan* Goals.

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Manufacturing & Logistics Place Type to the Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

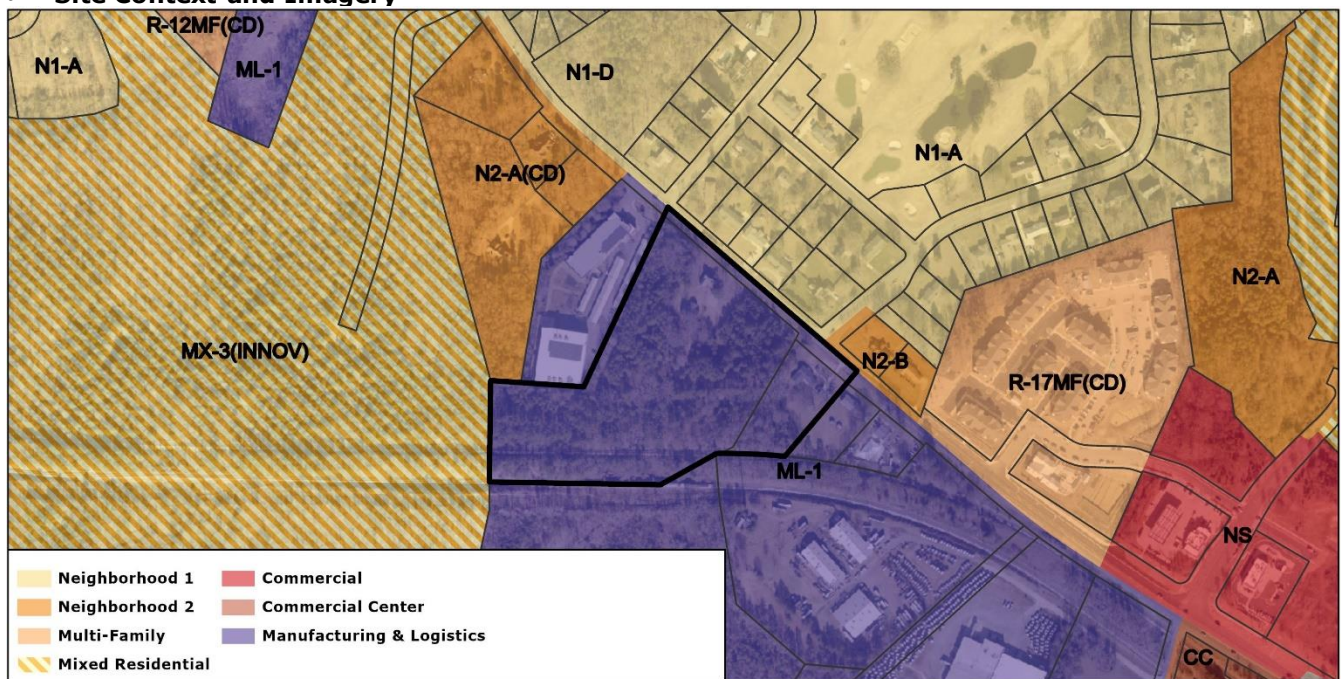
- **Background and Zoning District Summary**
 - Existing Zoning:
 - ML-1: This district is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. Limited commercial uses are allowed in the district, and it is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
 - Proposed Zoning:
 - N2-B: This district is intended for the development of multi-family attached or stacked dwellings, either as standalone buildings or as components of multi-dwelling developments.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

• **Proposed Request Details**

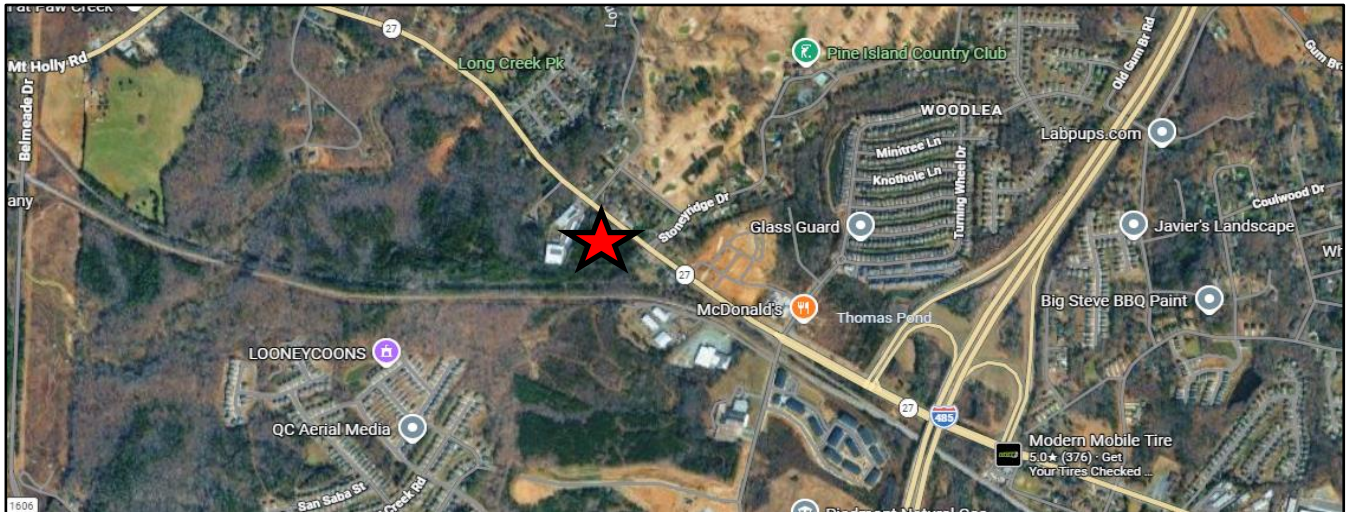
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 176 multi-family stacked apartment dwelling units.
 - Including accessory uses such as co-working space and retail accessible to residents of the development.
- The following transportation, streetscape, and landscaping improvements are proposed:
 - Construction of an eastbound and westbound left turn lanes on Mount Holly Road as well as an eastbound right turn lane into the site.
 - Construction of a 12-foot multi-use path and 8-foot planting strip along the site’s frontage with Mount Holly Road.
 - Common open space will include enhanced plantings exceeding ordinance standards, with at least 18 trees per acre.
 - Seating will be provided at a minimum rate of one bench per 4,000 square feet of common open space.
 - At least one common open space area will be located so all residential buildings are within 1,000 feet (measured in a straight line).
 - A 25-foot Class B landscape yard will be provided along the eastern and western property lines and the railroad right-of-way.
- The following architectural standards are proposed:
 - Buildings facing Mount Holly Road will use brick or stone for at least 40% of the front façade.
 - Building facades along public and internal streets will avoid blank walls over 20 feet and provide minimum transparency levels of 25% on the ground floor and 15% on upper floors.
 - Rooflines will include variations in height and form, and pitched roofs will have a minimum slope of 4:12.

• **Site Context and Imagery**



- The site is zoned ML-1 (Manufacturing & Logistics-1). The property is adjacent to other properties zoned ML-1 to the south and southeast along Mount Holly Road. Across Mount Holly Road to the north and northeast are properties zoned N1-A (Neighborhood 1-A) and N2-B (Neighborhood 2-B). The site is abutting a recently approved N2-B(CD) (Neighborhood 2-A, conditional) rezoning, petition 2025-015 to the north. To the west the site is abutting MX-3(INNOV) (Mixed Use-3 Innovative) approved for office and multi-family attached townhome development.



The site (indicated by red star above) is located on the south side of Mount Holly Road. Approximately 1/2-mile northwest of Interstate I-485 and 3/4-mile southeast of Mount Holly-Huntersville Road. The area is primarily developed with single family development to the north and west but is directly abutting Manufacturing & Logistics developments to the south and southeast along Mount Holly Road and Rhyne Road. The site is located between a growing activity center containing multi-family and commercial development at Mount Holly Road and I-485 and a commercial node serving daily needs at Mount Holly Road and Mount Holly-Huntersville Road.



View of the site looking south from Mount Holly Road. The site is developed with one single family house and is primarily wooded. The site is abutting large Manufacturing & Logistics developments the south and southeast primarily located across an active freight rail right-of-way that runs through the southern portion of the site.



View of the self-storage facility abutting the site to the west on Mount Holly Road. The development is zoned ML-1 (Manufacturing & Logistics-1).



View of multi-family development located on the north side of Mount Holly Road 150 yards west of the site. There are two large multi-family developments located adjacent to the Neighborhood Center Place Type located 1/4-mile southeast of the site.



View of commercial development containing a gas station and drive-through restaurant approximately 1/4-mile southeast of the site. The commercial development is located in a Neighborhood Center Place Type.

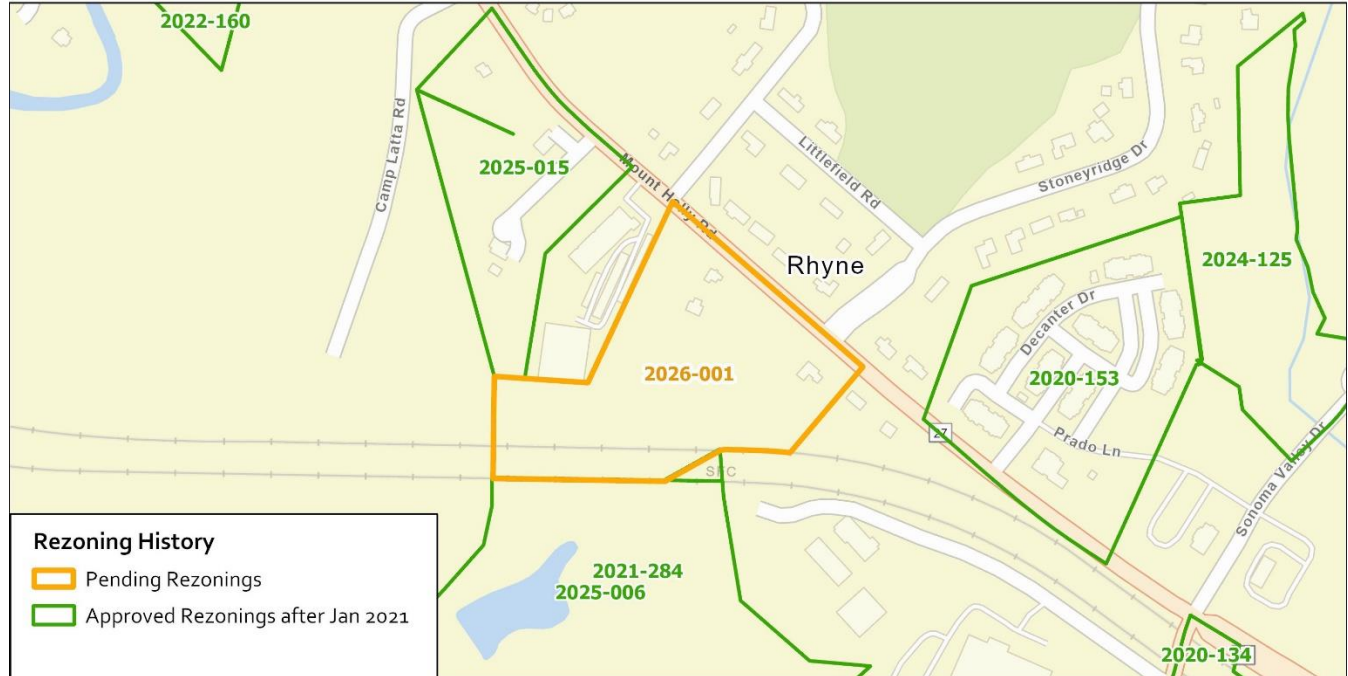


View of a single-family development located on the north side of Mount Holly Road, zoned N1-A (Neighborhood 1-A) and N2-B (Neighborhood 2-B).



View of commercial development located at the intersection of Mount Holly Road and Mount Holly-Huntersville Road approximately ¾-mile northwest of the site. This area contains daily needs such as grocery, retail, restaurant, and personal services.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-134	Rezoned 26.59 acres from CC, LWPA (Commercial Center, Lake Wylie Protected Area) to CC SPA, LWPA (Commercial Center, site plan amendment, Lake Wylie Protected Area) to amend petition 2008-125 to allow the development of up to 336 multi-family apartments.	Rezoning approved. SDRMF-2021-00171 – approved for 336 unit apartment development, construction complete.
2020-153	Rezoned 13.04 acres from R-17MF LWPA (Multi-Family residential, Lake Wylie Protected Area) and R-3 LWPA (Single Family residential, Lake Wylie Protected Area) to R-17MF(CD) LWPA (Multi-Family residential, conditional, Lake Wylie Protected Area) for the development of up to 221 multi-family apartments.	Rezoning approved. SDRMF-2021-00175 – approved for 221 unit apartment development, construction complete.
2021-284	Rezoned 146.9 acres from I-1, 1-2(CD), R-3 LLWPA (Light Industrial), (General Industrial, conditional), and (Single family residential, Lower Lake Wylie Protected Area) to I-1(CD) LLWPA (Light Industrial, Lower Lake Wylie Protected Area) for up to 1,775,000 square feet of gross floor area of uses permitted in the I-1 (Light Industrial) district.	Rezoning approved. SDRC-2023-00014 for roadway infrastructure – approved, construction completed. LDC-2023-00096 for 350,000 square feet of warehouse – approved, construction complete. LDC-2023-00093 – 449,000 square feet of warehouse – approved, construction not started. LDC-2023-00096 for 350,000 square feet of warehouse – approved, construction not started. LDCP-2026-00101 – development of additional 500,000 square feet of warehouse – approved, construction not started.
2022-160	Rezoned 24.13 acres from M&L-1 (Manufacturing & Logistics 1), CG (General Commercial), N1-A (Neighborhood 1-A) to R-12MF(CD) (Multi-Family, conditional) for the development of up to 268 multi-family apartments.	Rezoning approved. LDCP-2023-00346 – approved for 268 unit apartment development, construction not started.
2024-125	Rezoned 8.47 acres from MX-2(INNOV) (Mixed-Use, innovative) and NS (Neighborhood Services) to N2-A(CD) (Neighborhood 2-A, conditional) for the development of up to 39 multi-family townhomes.	Rezoning approved. No Land Development permits applied for.

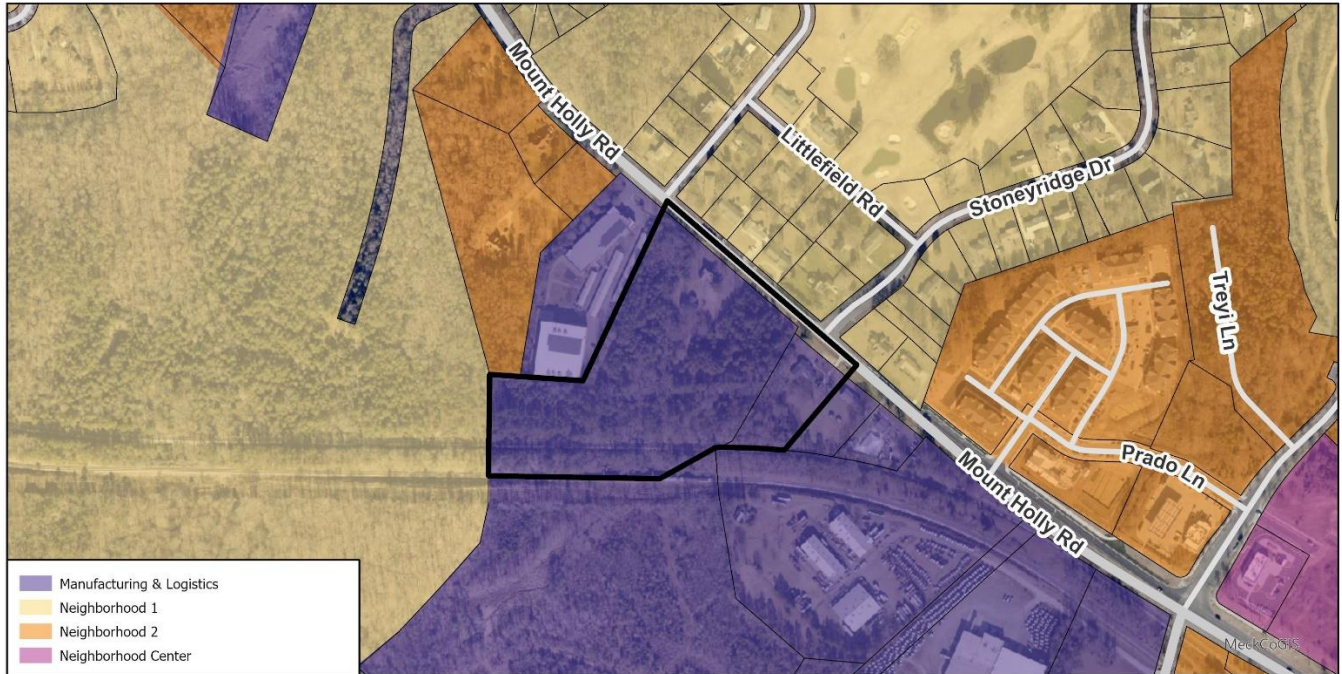
2025-006	Rezoned 94.46 acres from I-1(CD) (Light Industrial, Conditional) to ML-1(CD) (Manufacturing & Logistics 1, Conditional) for the development of up to 1,275,931 square feet of limited uses permitted in ML-1 (Manufacturing & Logistics-1).	Rezoning approved. LDCP-2026-00101 – development of additional 500,000 square feet of warehouse – approved, construction not started.
2025-015	Rezoned 8.74 acres from N1-A (Neighborhood 1-A) and ML-1 (Manufacturing & Logistics-1) to N2-A(CD) (Neighborhood 2-A, conditional) for the development of up to 90 multi-family townhomes.	Rezoning approved. LDCP-2026-00139 – development of 81 multi-family townhomes, Land Development permits under review.

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The *West Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Manufacturing & Logistics Place Type. The proposed rezoning is not in alignment with the adopted Manufacturing & Logistics Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood 2 Place Type.
 - Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.
 - Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.
 - This site is within the *West Outer Community Area Plan*. The rezoning petition does not facilitate any of the priority goals for the plan.
 - Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Neighborhood 2.

Criteria for Neighborhood 2 Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	2-4 acres	The petition is for 12.67 acres and meets the minimum preferred acreage of 2-4 acres.
Preferred Place Type Adjacencies	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The petition is adjacent to the Manufacturing & Logistics Place Type which is not a preferred adjacency and across Mount Holly Road from the Neighborhood 1 Place Type which is a preferred adjacency.
Locational Criteria (all considered)	<p>Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor</p> <p>Within ¼ or ½ mile of Activity Center, Campus or Innovation Mixed Use</p> <p>Within Access to Housing Gap (EGF)</p> <p>Remnant parcels</p> <p>Frontage along arterial or major roads</p>	<p>The petition is not within ½ mile of a high-capacity transit station or within ½ mile of major transportation corridor as Mount Holly Road has bus service, but the frequency is greater than 15 minute intervals.</p> <p>The petition is within ½ mile of an Activity Center; however, there are not bicycle or pedestrian facilities to it.</p> <p>The site is located in an Access to Housing Gap.</p> <p>Mount Holly Road is a major arterial road.</p>

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The site is adjacent to Mount Holly Road, a State-maintained major arterial, west of Rhyne Road, a State-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating trips under ordinance thresholds and not meeting additional TIS triggers. Based on the 801 daily trips, this will trigger a Tier 1 multimodal assessment. Site plan and/or conditional notes commit to constructing curb and gutter in future location, realigning driveway to be across from Stonyridge Road for safer maneuvering and constructing a right turn lane and left turn lane per coordination with NCDOT and conditional notes.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current: ML-1
 - Existing Use: 69 trips per day (based on 2 single family dwelling units).
 - Existing Zoning Entitlements: 177 trips per day (based on 88,000 square feet of industrial).
 - Proposed Zoning: N2-B(CD). 801 trips per day (based on 176 multi-family apartment dwellings).

• **Storm Water Services**

- The Parcel (PID 05326108) may be contaminated with petroleum products due to past use of the site for storage of petroleum products. Recommended that the petitioner conduct a comprehensive environmental site assessment (ESA).
- **Considerations:**
 - See advisory comments at www.rezoning.org

• **Charlotte Water**

- Accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main along Mt Holly Rd. And accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main along Mt Holly Rd.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**
 - The development may add 59 students to the schools in this area. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - River Oaks Elementary remains at 82% utilization.
 - Coulwood Stem Academy Middle remains at 79% utilization.
 - West Mecklenburg High remains at 75% utilization.
 - **Considerations:**
 - Existing school capacity in this area is currently adequate for elementary, middle, and high schools.
 - See advisory comments at www.rezoning.org
- **Charlotte Area Transit System**
 - **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **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.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** See Outstanding Issues, Note 1.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Environment

1. Urban Forestry: Verify that all utilities and easements are not within the tree save.

Site and Building Design

2. Entitlement Services: A 25-foot Class B Landscape Yard is required at the western boundary of the site.
3. Entitlement Services: Remove option to reduce the 25-foot Class B Landscape Yard along the railroad right-of-way through an administrative amendment. The Landscape Yard should maintain a minimum 25-foot width.
4. Entitlement Services: Amend rezoning to a less intense zoning district and design the site for multi-family attached townhome development to decrease the number of units and lower the intensity of development.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818