

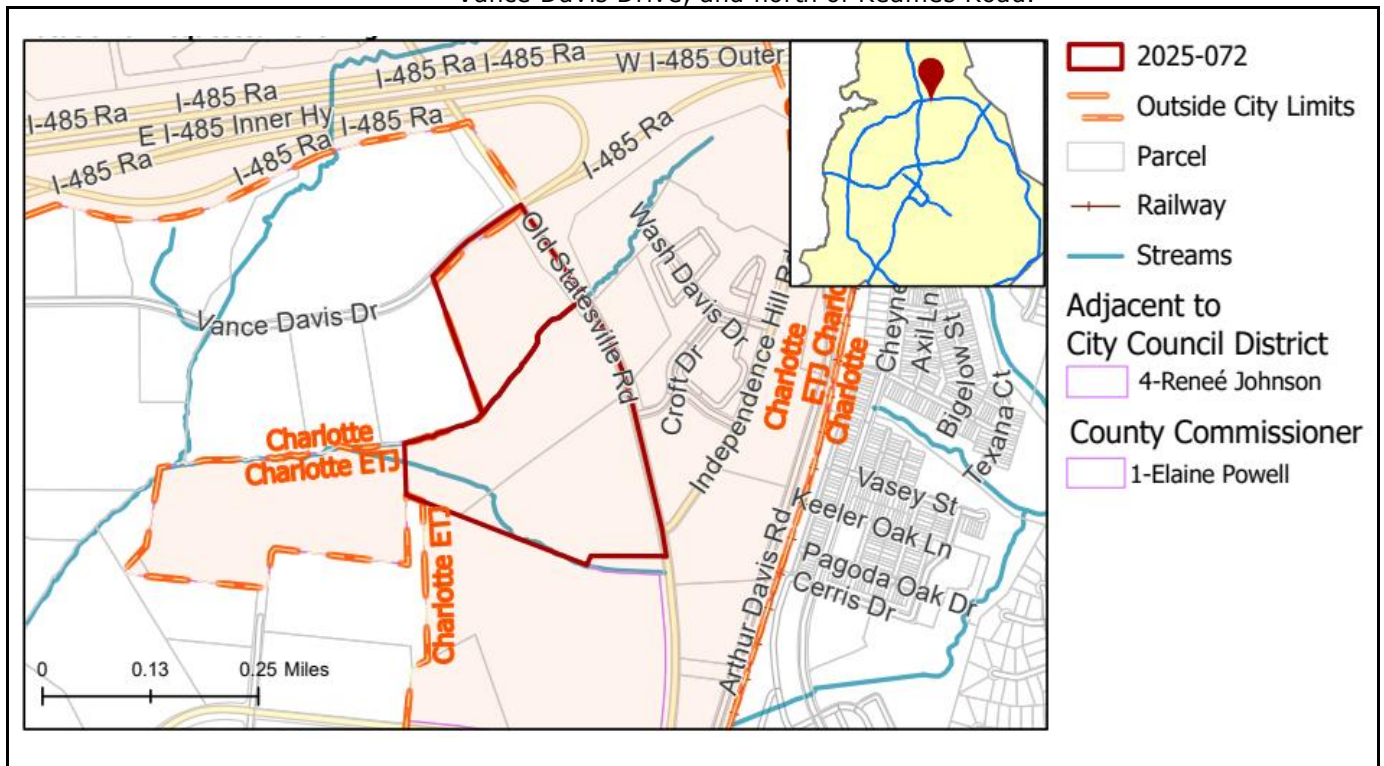
REQUEST

Current Zoning: OFC (Office Flex Campus), MUDD(CD) (Mixed Use Development, Conditional)
Proposed Zoning: ML-1(CD) (Manufacturing and Logistics-1, Conditional)

LOCATION

Address: 10029 Old Statesville Road, Charlotte, NC 28269

Approximately 44.02 acres located west of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road.



SUMMARY OF PETITION

The petition proposes development of up to 350,000 square feet of warehousing, warehouse distribution, manufacturing, office and other industrial uses on vacant land.

PROPERTY OWNER

SWD Investments, LLC

PETITIONER

Lincoln Property Company

AGENT/REPRESENTATIVE

Colin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

The petitioner held two community meetings: one on Monday, October 6, 2025, and one on Thursday, February 19, 2026, and 0 people from the community attended.

The Petitioner has separately, proactively reached out to the District 4 Coalition to present the rezoning case as well as contacted University City Partners to make them aware of the pending rezoning request.

The full meeting reports are available online.

STAFF

Staff recommends approval of this petition.

RECOMMENDATION

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- Although the petition is inconsistent with the *2040 Policy Map* the surrounding area is characterized by large-scale, low-rise manufacturing, warehouse buildings, offices, and other assembly and distribution facilities. The petition would be compatible with the character, building form, and land uses in this historic industrial corridor.
- The petition is reasonable because it aligns with the existing development pattern. The request supports continued reinvestment in an area long characterized by industrial and employment-based uses.
- Although the *Policy Map* calls for the Community Activity Center Place Type on the site as a result of previous entitlements, the rezoning request has preferred adjacencies and locational characteristics for the application of the Manufacturing & Logistics Place Type. Additionally, the site does not abut any Neighborhood 1 zoned areas.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 6: Healthy, Safe & Active Communities may be facilitated by dedicating a 35-foot easement to Mecklenburg Park and Recreation for a greenway.
 - 8: Diverse & Resilient Economic Opportunity may be facilitated with the entitlement of industrial uses that could create job opportunities.

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

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

- Existing Zoning:
 - OFC: This district is intended to address large-scale office, research, and medical campuses that may include some light industrial components, with associated supporting uses to serve the everyday needs of employees and visitors. OFC developments are relatively low intensity and should foster walkability and connections to the external pedestrian network.
 - MUDD(CD): This legacy district encourages mixed-use development and its accompanying support commercial, and office uses while maintaining a strong emphasis on pedestrian scale, urban development and amenities. Conditional rezoning petition 2022-070 entitled the site to allow a mixed-use development with up to 30 attached townhome style units and 360 multi-family apartment units, a maximum of 25,200 square feet non-residential uses and a maximum of 20,000 square feet of office uses.
- Proposed 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.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

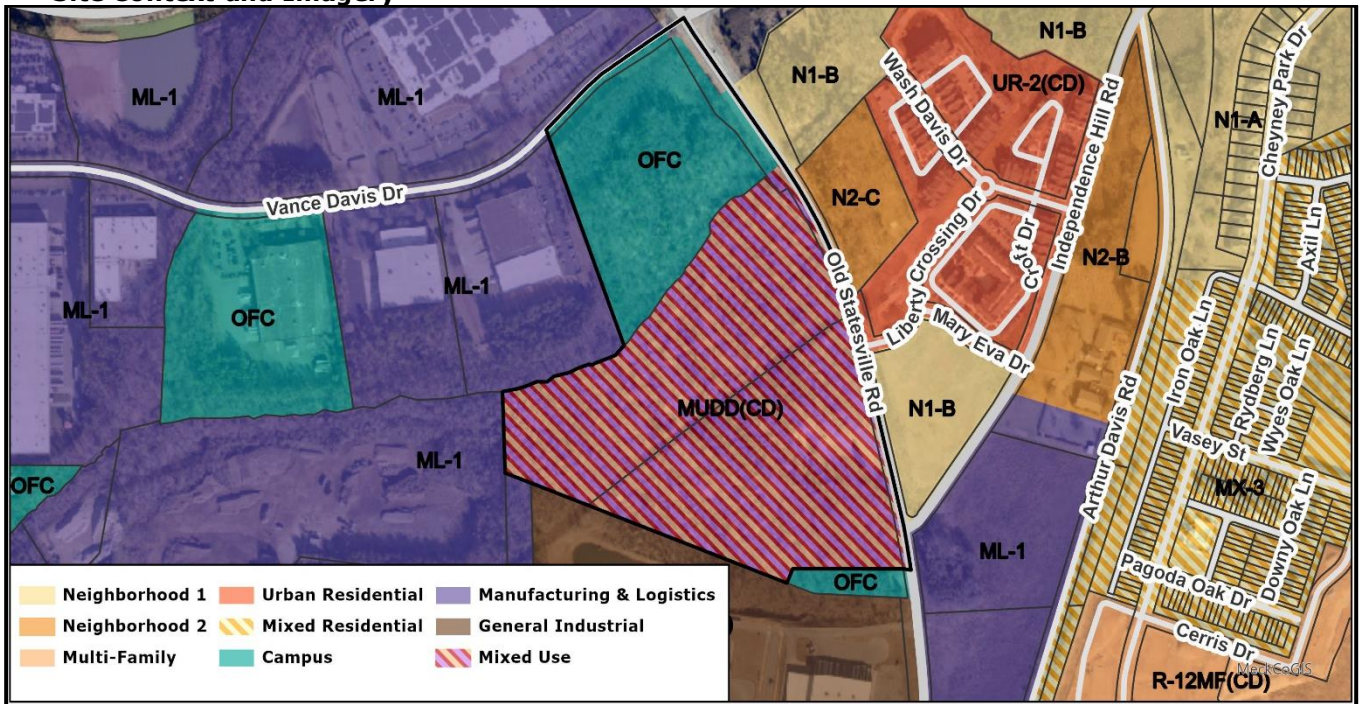
• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 350,000 square feet of warehousing, warehouse distribution, manufacturing, office and other industrial uses under prescribed conditions.
- Prohibits the following uses: agriculture-industrial processes, adult use, animal crematoriums, vehicle repair facilities, fill sites, car washes, dry cleaning and laundry establishments, heliports, indoor shooting range, correctional facility, cemeteries, landfills, quarries, raceways/dragstrips, railroad freight terminals, stadiums, telecommunication and data storage facilities.
- In the area adjoining parcel 025-051-01, identified as the Mecklenburg County Alexandria Historic Site, the petitioner proposes to install an enhanced landscape buffer. As illustrated on the rezoning plan, this buffer will utilize native plant species and will exceed the standard Type A buffer requirements along the Old Statesville Road frontage.

- Commits to providing Mecklenburg County Park and Recreation with a 35-foot-wide easement for the construction and maintenance of a County Greenway.
- Provides the following transportation improvements:
 - Access A at Old Statesville Road:
 - Provide one shared egress lane.
 - Re-mark the median to add a northbound left turn lane (100 ft storage).
 - Add a southbound right turn lane (100 ft storage).
 - Provide a minimum 100 ft internal protected stem.
 - Access B at Old Statesville Road & Independence Hill Road (signalized):
 - Provide one ingress lane and two egress lanes, including an eastbound left turn lane (100 ft storage).
 - Re-mark westbound right turn lane to a shared thru/right (25 ft storage).
 - Add northbound and southbound left turn lanes (each 100 ft storage).
 - Add a southbound right turn lane (100 ft storage).
 - Implement permitted/protected phasing for the westbound left turn.
 - Provide a minimum 100 ft internal protected stem.
 - Access C at Vance Davis Drive:
 - Provide one ingress and one shared egress lane.
 - Provide a minimum 100 ft internal protected stem.

• **Site Context and Imagery**



- The site is currently zoned OFC (Office Flex Campus) and MUDD(CD) (Mixed Use Development, Conditional). The surrounding zoning districts include Manufacturing and Logistics, General Industrial, Office Flex Campus, Neighborhood 1, Neighborhood 2, Urban Residential.



The site (denoted by red star) is located west of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road. The site is in an area with light manufacturing, warehousing, office and distribution centers with access to Interstates 485 & 77.



The property to the west along Vance Davis Drive is an office and distribution center.



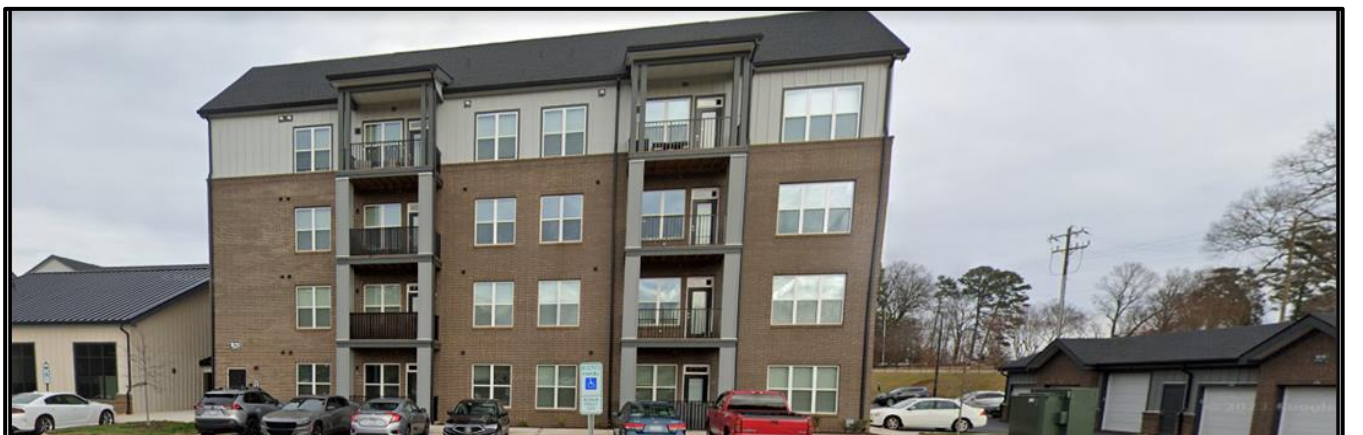
The property to the north along Vance Davis Drive is the Wells Fargo distribution center.



The property to the south along Old Statesville Road is the Amazon distribution center.

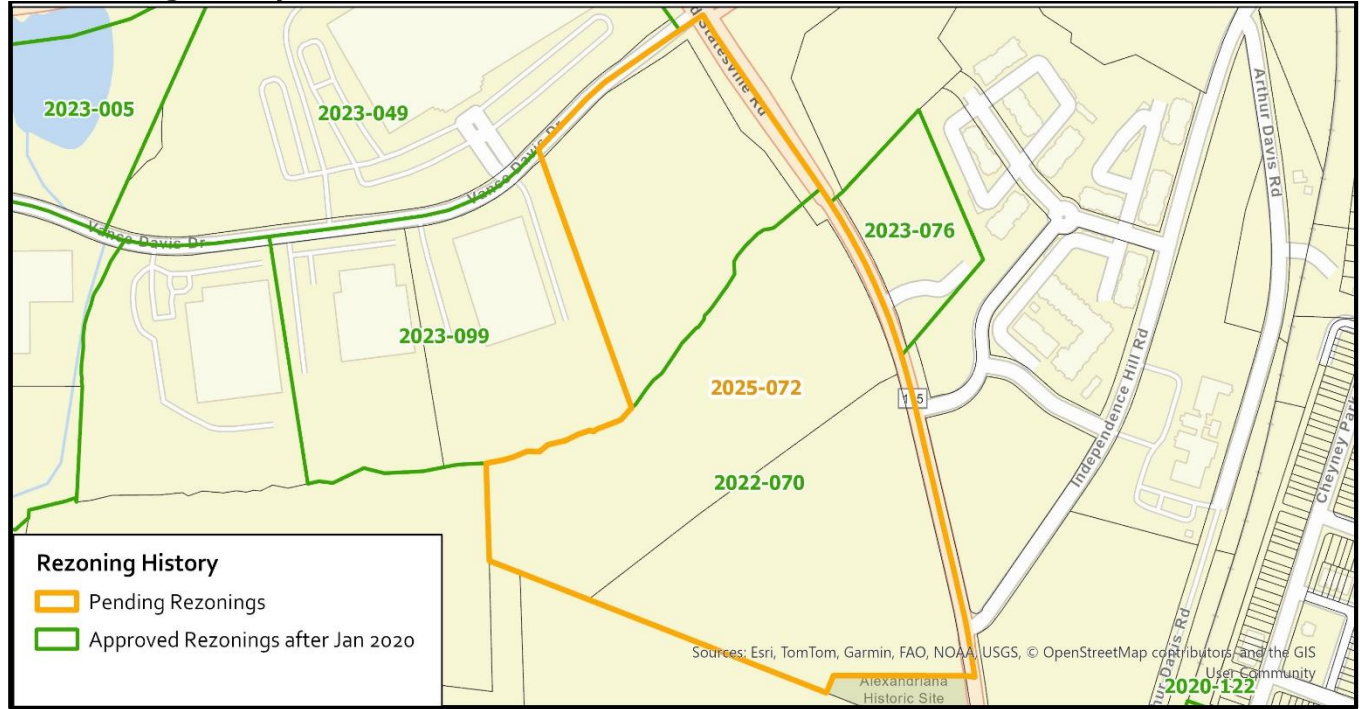


To the south of the site along Old Statesville Road is the Alexandria Historic site.



The property to the east along Independence Hill Road is developed with multi-family units.

• Rezoning History in Area



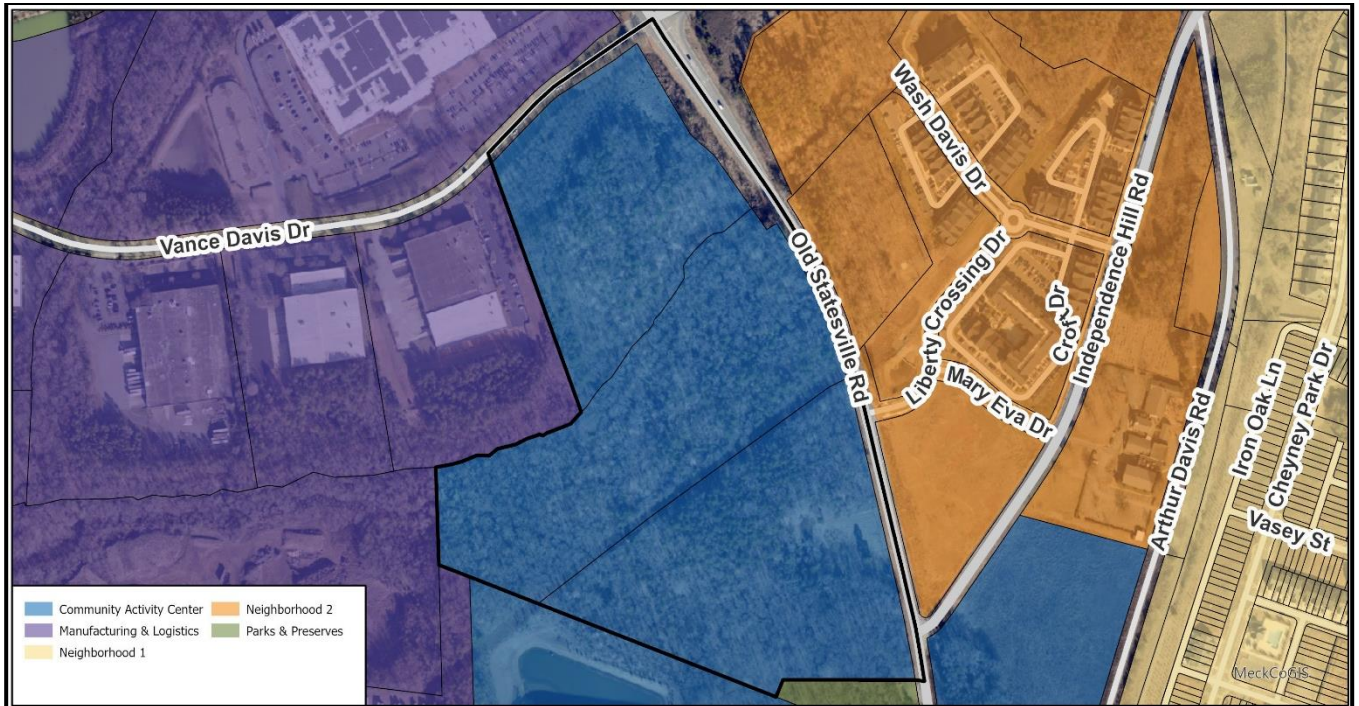
Petition Number	Summary of Petition	Status
2020-122	Rezoned 50 acres from MX-3 (Mixed Use) to R-12MF(CD) (Multi-family Residential, Conditional) to allow up to 516 multi-family units.	Rezoning approved, SDRMF-2021-00154 approved, not developed.
2022-070	Rezoned 31.4 acres from BP (Business Park) to MUDD-O (CD) (Mixed Used Development, Optional, Conditional) to allow a mixed-use development with up to of 30 attached townhome style units and 360 multi-family apartment units, a maximum of 25,200 square feet non-residential uses and a maximum of 20,000 square feet of office uses.	Rezoning approved, no permit applications submitted, never developed.
2023-005	Rezoned 8.2 acres from OFC (Office Flex Campus) to ML-1 (Manufacturing and Logistics-1) to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district (Manufacturing and Logistics).	Rezoning approved, LDC-2021-00013 approved, never developed.
2023-049	Rezoned 30.0 acres from OFC (Office Flex Campus) to ML-1 (Manufacturing and Logistics-1) to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district (Manufacturing and Logistics).	Rezoning approved, no permit applications submitted.
2023-076	Rezoned 4.5 acres from N1-B (Neighborhood 1-B) to N2-C (Neighborhood 2-C) to allow all uses permitted by right and under prescribed conditions in the N2-C (Neighborhood 2-C) zoning district.	Rezoning approved, no permit applications submitted.
2023-099	Rezoned 64 acres from OFC (Office Flex Campus) to ML-1 (Manufacturing and Logistics-1) to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district (Manufacturing and Logistics).	Rezoning approved, no permit applications submitted.

• 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 2040 Policy Map (2022) recommends the Community Activity Center Place Type for this site.
- The proposed rezoning is not in alignment with the adopted Community Activity Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Manufacturing and Logistics Place Type.

- Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.
- 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.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Old Statesville Road, a State-maintained major arterial, south of Vance Davis Drive, a City-maintained major collector. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development area. Based on the 1,366 daily trips, this will trigger an update to the Traffic Impact Study due to the old site adding a 4th leg to the Old Statesville Road/Independence Hill Road intersection and Tier 2 multimodal assessment. TIS was approved on 01/27/2026. Site plan and/or conditional notes commit to upgrades at the intersection of Old Statesville Road and Liberty crossing drive/access "A", upgrades at the intersection of Old Statesville Road and Independence Hill Road/ Access "B" and updating label to specifically state the development will be constructing the curb and gutter per UDO requirement(s). There are no further outstanding transportation issues.
- **Active Projects:**
 - NCDOT Project: Widening of N.C. 115 (Old Stateville Road)
 - The N.C. Department of Transportation proposes widening N.C. 115 (Old Statesville Road) from N.C. 24 (W.T. Harris Boulevard) to I-485 in Mecklenburg County. The purpose of the project is to reduce congestion on N.C. 115 (Old Statesville Road) between N.C. 24 (W.T. Harris Boulevard) and I-485, and to provide multi-modal accommodation along N.C. 115 (Old Statesville Road).
 - Expected Construction Year: 2031
 - Yanwei (Yanny) Ma, P.E.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 4,910 trips per day (based on 30 townhome units, 360 multi-family units, 25,000 square feet of retail and 20,000 square feet of office uses).
 - Proposed Zoning: 1,366 trips per day (based on 350,000 square feet of light industrial).

- **Storm Water Services**

- **Considerations:**
 - No outstanding issues.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Vance Davis Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.

- **Charlotte Area Transit System**

- The site is located near the proposed LYNX Red Line.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org

- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No outstanding issues.

REQUESTED TECHNICAL REVISIONS AFTER PUBLIC HEARING

Land Use

1. ~~List the prohibited uses using language consistent with the UDO.~~ Addressed
2. ~~Edit site plan labels and conditional notes to refer to buffers as landscape yards to be consistent with UDO language. Ensure that commitments to exceeding planting requirements by 10% as noted in the site plan label for the landscape yard adjacent to PID 02505101 are carried over into the conditional notes as well.~~ Addressed

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

Planner: Michael Russell (704) 353-0225