

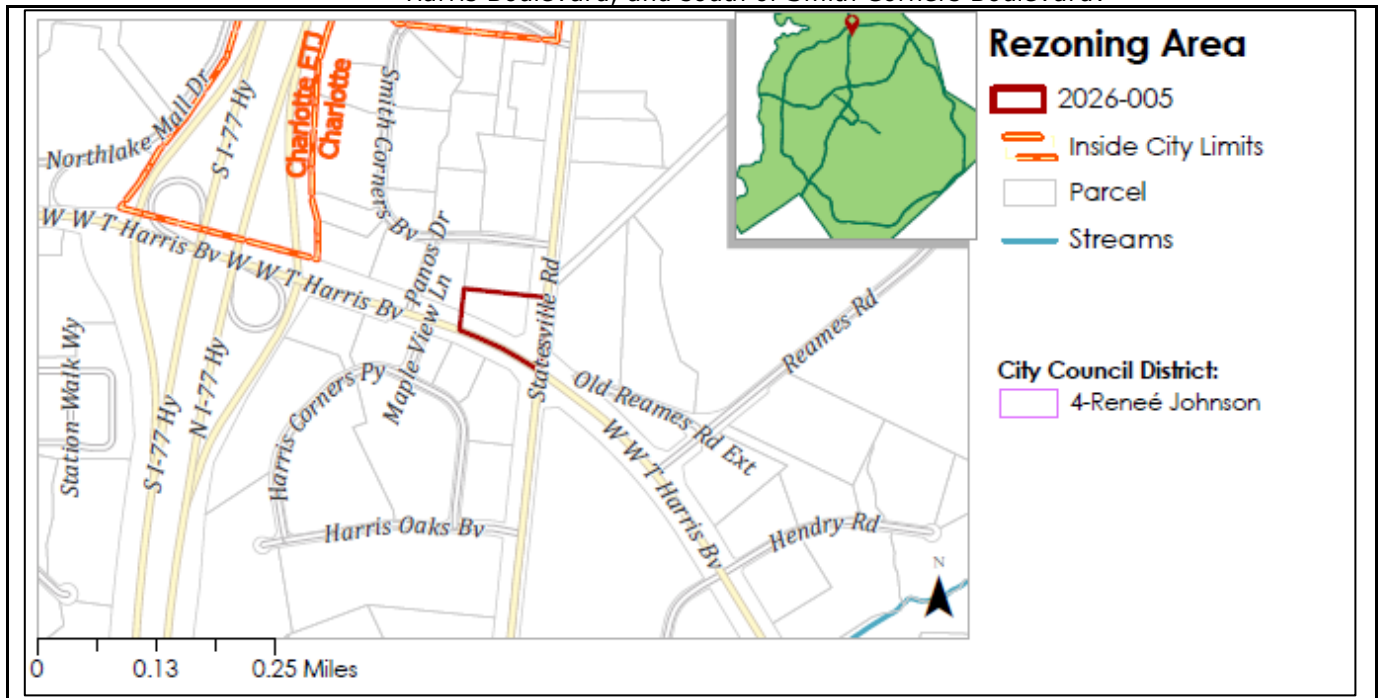
REQUEST

Current Zoning: ML-1 (Manufacturing and Logistics-1)
Proposed Zoning: CG(CD) (General Commercial, Conditional)

LOCATION

Address: 9253 Statesville Road, Charlotte, NC 28269

Approximately 1.53 acres located west of Statesville Road, north of W W.T. Harris Boulevard, and south of Smith Corners Boulevard.



SUMMARY OF PETITION

The petition proposes a conditional rezoning from ML-1 (manufacturing and logistics-1) to CG (general commercial) to allow redevelopment of a lot, currently occupied with a restaurant, to allow all uses permitted by-right and under prescribed conditions in the CG zoning district **with the exception of telecommunication and data storage facilities.**

PROPERTY OWNER

PEO Holding 4 LLC

PETITIONER

Thurman Brooks

AGENT/REPRESENTATIVE

Thurman Brooks, The Providence Group

COMMUNITY MEETING

The community meeting was held on March 26, 2026 and 0 people from the community attended.

No formal presentation was given, and no discussion occurred, as no community members attended.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *West Middle Area Plan*.

Rationale for Recommendation

- The proposal creates opportunity to promote compatibility with the broader character of Statesville Road as a major commercial corridor and aligns with the City’s adopted *2040 Policy Map* Commercial Place Type designation.
- The site is situated among other commercially oriented parcels, several of which have undergone recent zoning changes that reflect a broader transition toward intensified commercial use along this segment of Statesville Road.
- The site is located along Statesville Road which is designated as an arterial road, hosts a mix of retail, office, and personal service uses—and is well-positioned to support commercially intensive uses as a transition between the corridor and the adjacent residential neighborhoods. Its proximity to major highways I-77 and I-485, further support the commercial place type and zoning designation along the corridor.
- The proposed CG zoning district expands opportunities for commercial and service-oriented development, allowing a broader mix of by-right and conditional uses that support economic activity along the corridor. Increased development intensity on this site is appropriately balanced by the parcel’s size, its separation from single-family homes, and its adjacency to other ML-1-zoned properties that reflect mixed commercial and employment uses.
- The petition prohibits Telecommunications and Data Storage facilities as a principle use on the site.

PLANNING STAFF REVIEW

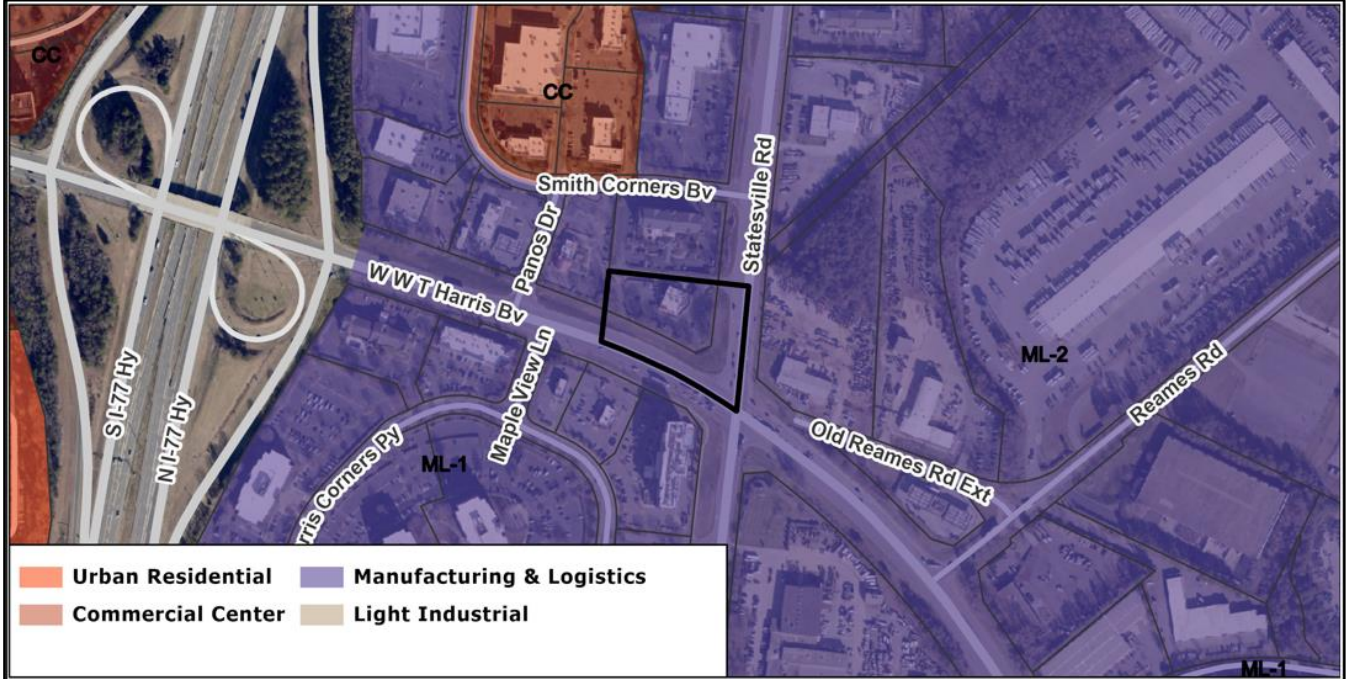
• **Background and Zoning District Summary**

- 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:
 - CG: This district allows for general commercial uses along intersections and arterial streets, accommodating auto access while also encouraging improvement of the pedestrian environment.
 - Conditional (CD): This petition proposes a site-specific commitment that further restricts the use of the site.
- The petition was submitted as a conventional request to allow for all uses permitted by-right and under prescribed conditions in the CG zoning district. Following the public hearing held on May 18, 2026, the petitioner modified the petition request to a conditional rezoning to specify a prohibited use on the site.

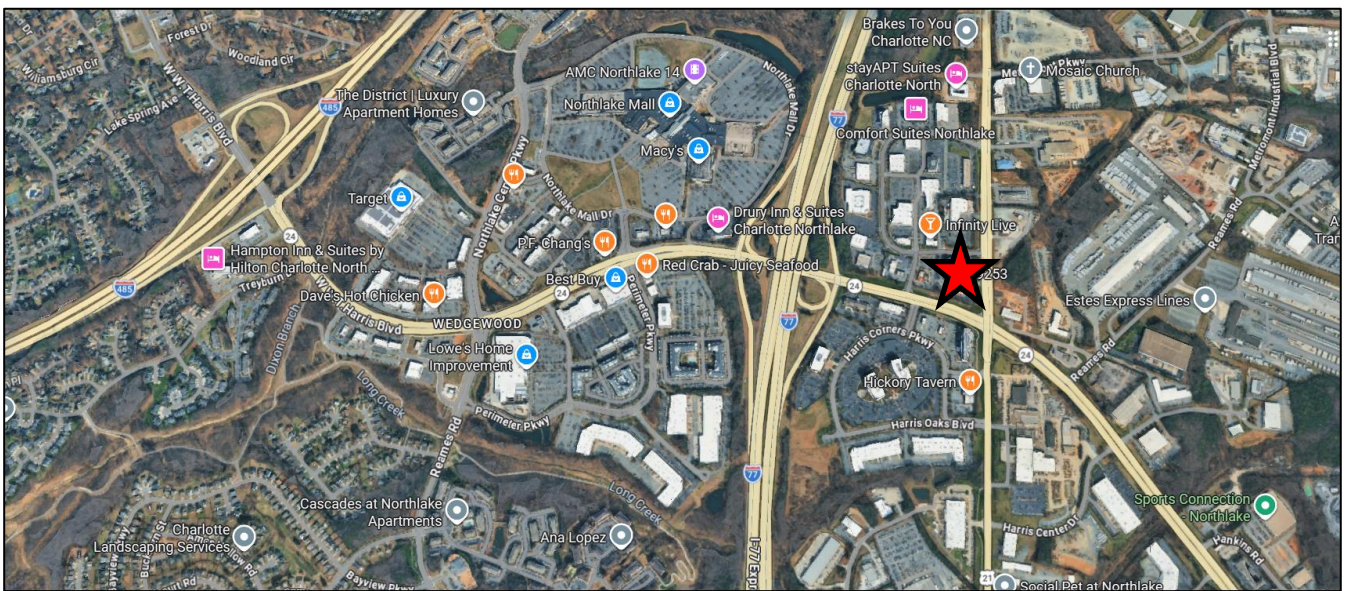
• **Proposed Request Details**

- The development standards accompanying this petition contain the following provisions:
- The petition prohibits Telecommunications and Data Storage facilities as principle uses on the site.

• **Site Context and Imagery**



The site is currently located within a ML-1 zoning district and is immediately surrounded by similar ML districts on all sides. To the west and southwest, the area is zoned ML-1, while to the east along Reames Road the zoning intensifies into ML-2 (Manufacturing & Logistics, 2). To the north, across Smith Corners Boulevard, the zoning shifts to CC (Commercial Center)



The site, indicated above with the red marker, is located within an area characterized by a mix of regional commercial and employment-oriented land uses. It is immediately surrounded by a concentration of commercial uses, including retail, restaurants, and lodging establishments situated along W .T. Harris Boulevard, identified as an arterial road, near the I-77/I-485 interchange. To the east and southeast, the area transitions into Light Industrial and Manufacturing & Logistics uses associated with the Reames Road industrial corridor. Established Neighborhood 1, single family, residential communities occupy the areas west and southwest of I-485. The broader vicinity also contains multiple lodging uses, personal service establishments, and regional retail destinations such as the Northlake Mall.



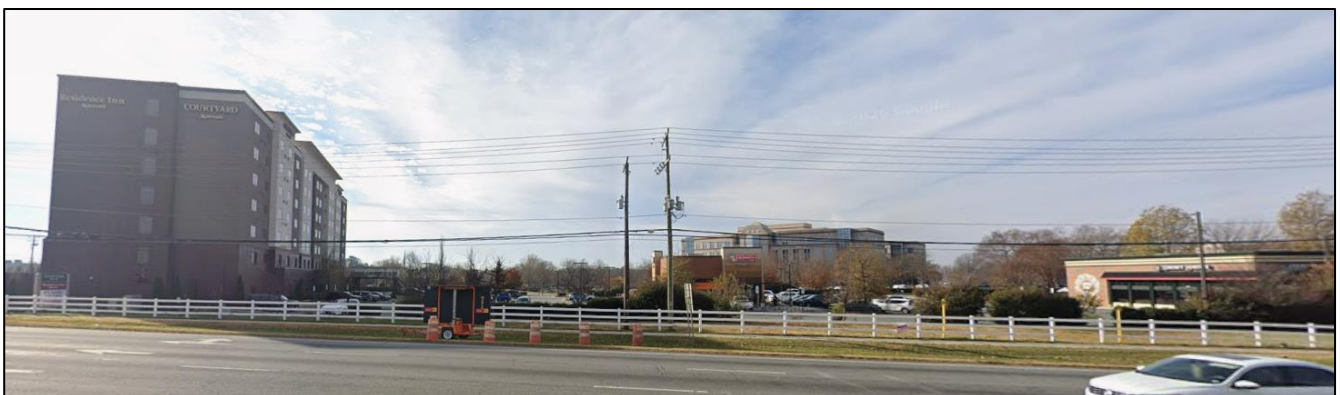
This is a street view of the site facing northwest from the intersection of W. T. Harris Boulevard and Statesville Road. The site is currently developed with a restaurant/bar use.



This is a street view north of the site; the parcel is occupied by a hotel/motel use.



This is a street view from Panos Drive, west of the site; the parcel is occupied by a restaurant/bar use.

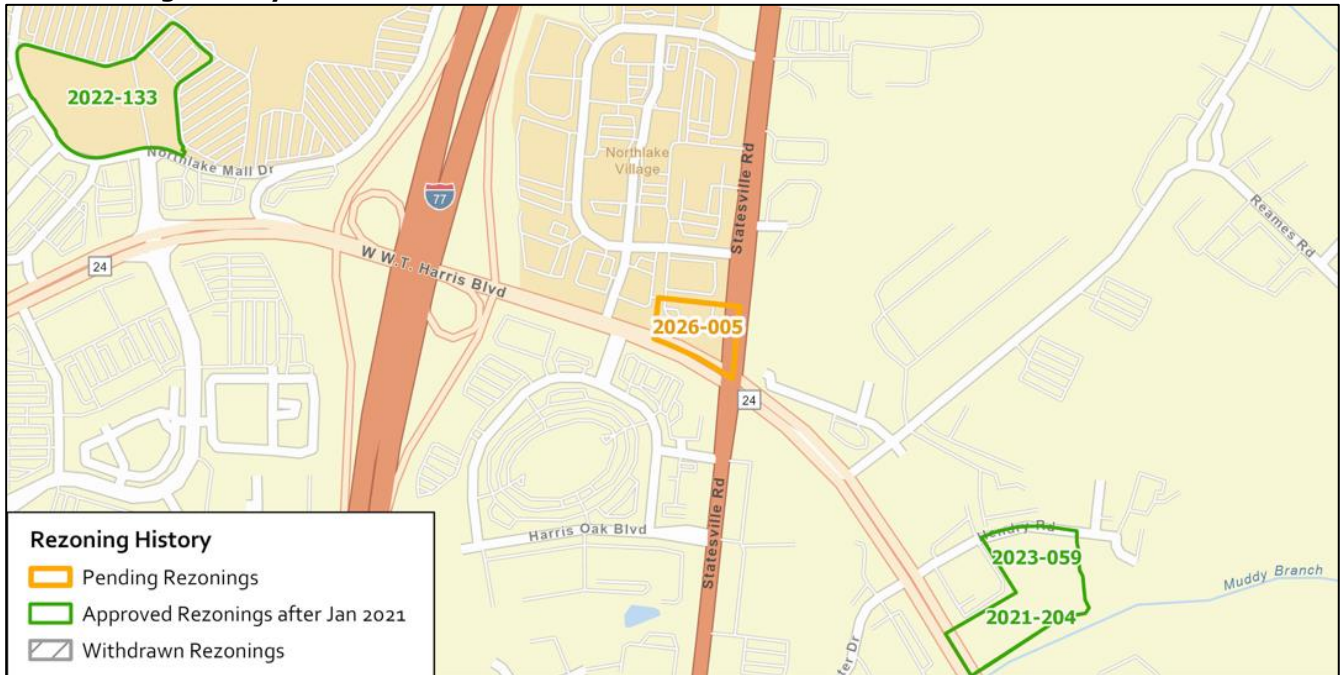


This is a street view south of the site, across W.T. Harris Boulevard, consisting of a mix of uses including hotel/motel and multiple restaurant/bars.



This is a street view east of the site, across Stateville Road, the parcel is occupied with a warehouse and distribution center use.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-204	Rezoned approximately 6.85 acres from I-2 (General Industrial) district to I-1(CD) (Light Industrial, conditional) district to allow for 71,650 square feet of automotive sales and repairs, including tractor-trucks and accompanying trailer units.	Rezoning approved, permit application submitted and approved (SDFPMI-2023-00085), construction is completed.
2022-133	Rezoned approximately 18.4 acres from CC (Commercial Center) district to MUDD-O (Mixed Use Development District- Optional) district to allow up to 604 multi-family dwelling units in two development areas at Northlake Mall.	Rezoning approved, permit application has not yet been submitted.
2023-059	Rezoned approximately 6.85 acres from I-1(CD) (Light Industrial, conditional) district to ML-1 (Manufacturing and Logistics – 1) district to allow for all uses permitted by right and under prescribed conditions in the ML-1 zoning district.	Rezoning approved, permit application submitted and approved (SDFPMI-2023-00085), construction is completed.

• **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 Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Commercial Place Type. The proposed rezoning is in alignment with the adopted Commercial 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.
 - Commercial places are primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.

- This site is within the *West Middle Community Area Plan*. The petition does not directly facilitate the priority goals for the *West Middle Community Area Plan*.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located at the intersection of West W.T. Harris Boulevard, a State-maintained expressway, and Statesville Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
 - TIP - HL-0057
 - Route: NC 24 (W.T. Harris Boulevard)
 - Description: SR 2004 (Mount Holly-Huntersville Road) to I-85 North ramp. Install overhead streetlights.
 - Mode: Highway
 - Construction Year: 2026
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 420 trips per day (based on dining restaurant.)
 - Existing Zoning Entitlements: 65 trips per day (based on warehouse).
 - Proposed Zoning: Trip generation not provided for this zoning district as there are too many uses to calculate (based on CG).

- **Storm Water Services**

- **Considerations:**
 - Reviewed, no comments.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Statesville Rd.
- The closest sewer gravity main is approximately 300 feet north of the rezoning boundary along Smith Corners Blvd. A developer donated project will be required in cases where there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
- **Considerations:**
 - No comments submitted.

- **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:** Reviewed, no comments.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

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

Planner: Sheighla Tippett (980) 384-4632