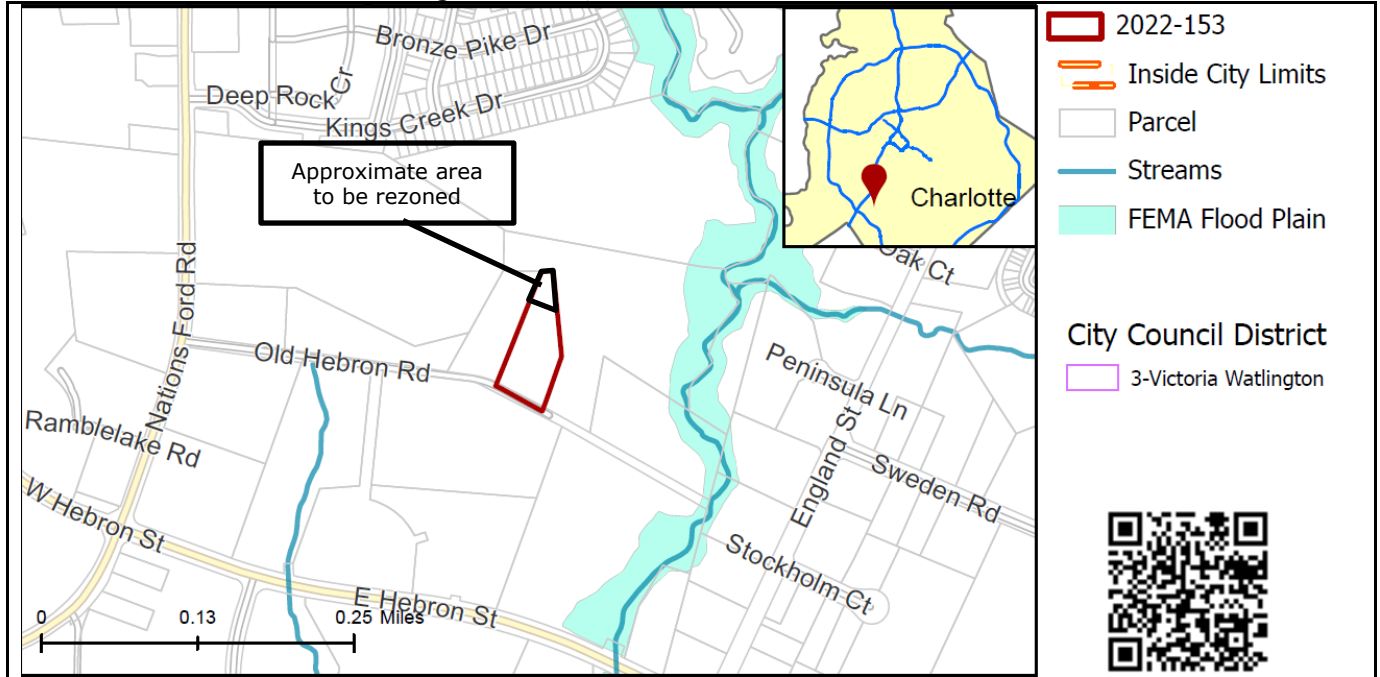


**REQUEST**

Current Zoning: I-1 (Light Industrial)  
Proposed Zoning: I-2 (General Industrial)

**LOCATION**

Approximately 0.5 acres located on the north side of Old Hebron Road, west of England Street, and east of Nations Ford Road.



**SUMMARY OF PETITION**

The petition proposes uses that are both permitted by right or under prescribed conditions in the I-2 (General Industrial) zoning district.

**PROPERTY OWNER**

David T. Young

**PETITIONER**

Catalyst Investment Partners

**AGENT/REPRESENTATIVE**

Walter Fields

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Manufacturing and Logistics.

Rationale for Recommendation

- The subject property is recommended for Manufacturing and Logistics and all surrounding properties are also recommended for Manufacturing and Logistics.
- Most of the parcel that the site is part of is already zoned I-2 and this is bringing zoning for entire parcel into one district – I-2.
- Immediately surrounding properties are zoned either I-1, I-2, or I-2(CD).
- The recommended land use and existing zoning context, the proposed I-2 zoning is appropriate
- The area along Old Hebron Road and E. Hebron Street is developed with industrial uses.
- The site does not abut residential use or zoning.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

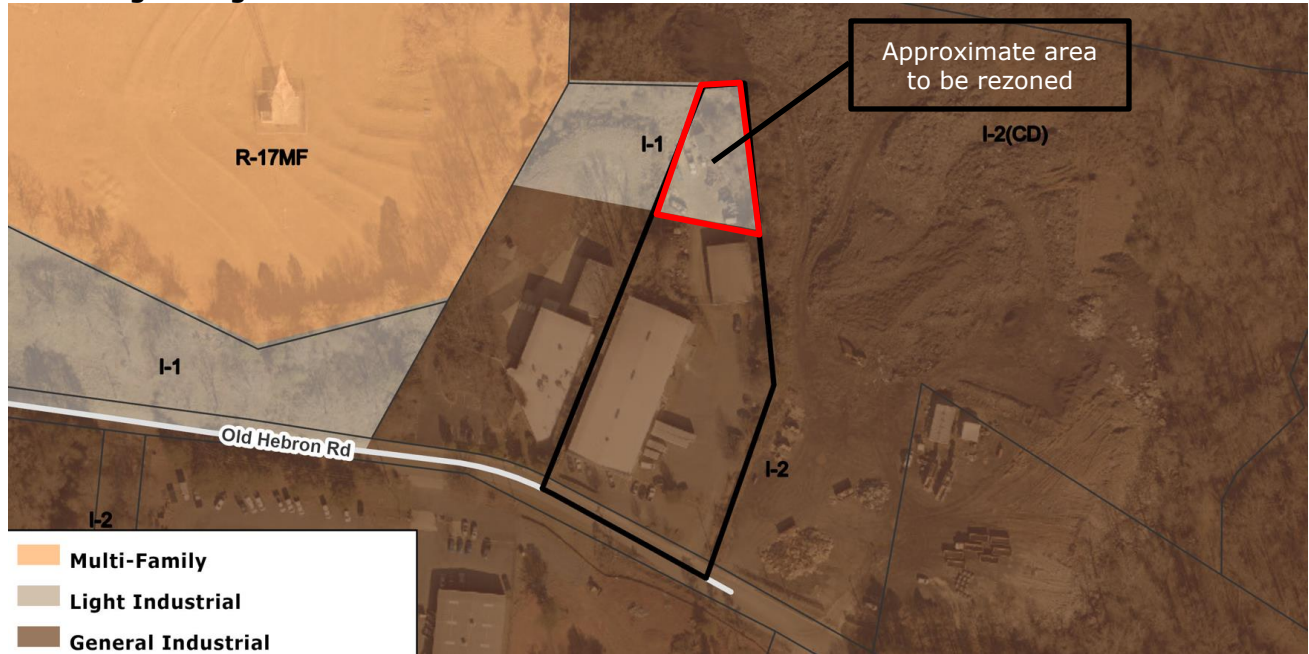
8: Diverse & Resilient Economic Opportunity

**Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the I-2 zoning districts.

**Existing Zoning**



- This site is mostly zoned I-2, with a small portion zoned I-1 to the back of the parcel, with primarily I-2 and I-2(CD) zoning with multi-family homes zoning to the west of the industrially zoned property, and an additional I-1 parcel slightly adjacent to the site and next to the site.

Existing Zoning	Translated Zoning	Recommended Place Type
I-1	ML-1	Manufacturing and Logistics
I-2	ML-2	Manufacturing and Logistics





The portion of the site being rezoned is indicated above by the red star. The front of the same parcel is a built industrial building/structure. This parcel is surrounded by light industrial buildings with open space to the west that is primarily vacant and a pallet recycling plant to the east. To the south of the site there is wooded space with a transportation equipment store for truck accessories, with a vacant lot neighboring that business.



The current site has an industrial building/warehouse on the parcel, this building is on the part of the parcel that is already I-2 and the subject property is behind this industrial building.





East of the site is a wooded area with a vacant lot neighboring the woods, along with a pallet and recycling center as well as a contracting company in an industrial building.



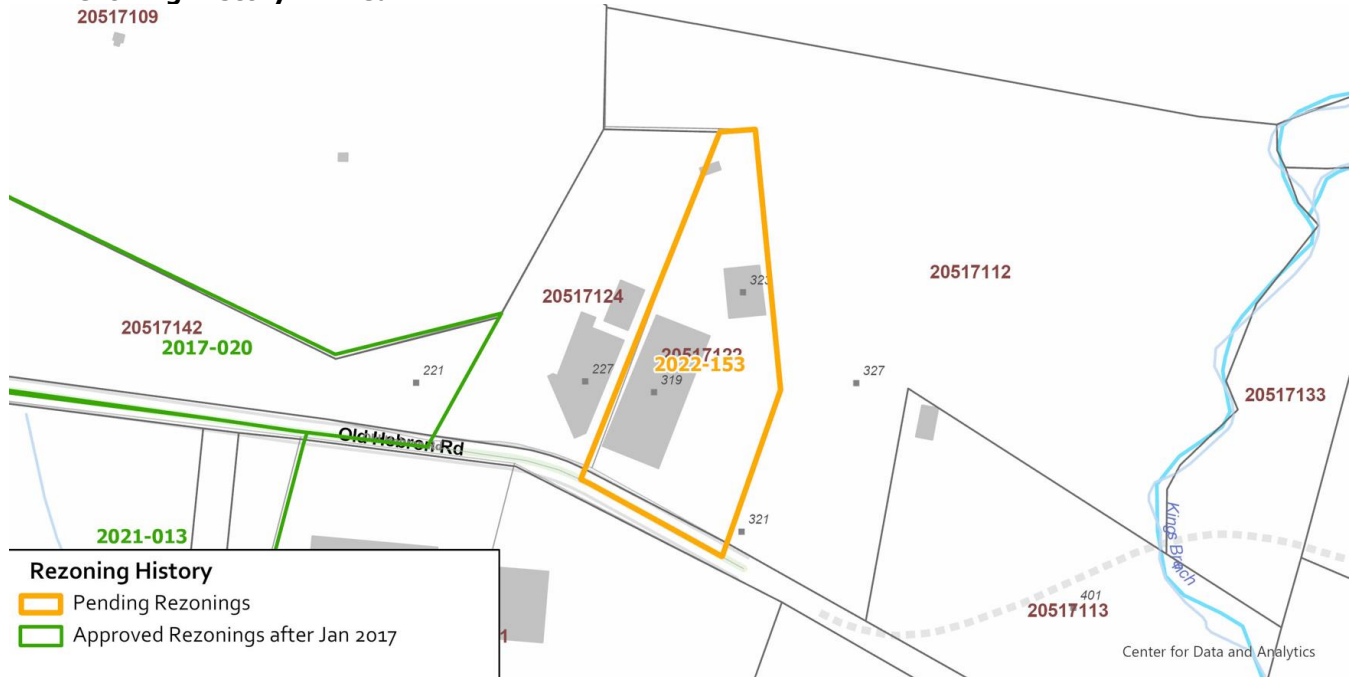
South of the site is a warehouse for truck auto parts and neighboring this business is a vacant lot.





West of the site is television towers and an industrial building.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-013	8.25 acres from I-1 to I-2	Approved
2017-020	4.97 acres from R-17 to I-1	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing and Logistics place type.

• **TRANSPORTATION SUMMARY**

- The site is located on the north side of Old Hebron Road, a City-maintained local street east of Nations Ford Road, a City-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 and/or not triggering any other City TIS requirements. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
  - Distinctive Cabinets Commercial
    - 221 Old Hebron Road
- Lee Transport Laydown Yard Commercial
  - 300 Old Hebron Road

• **Transportation Considerations**

- No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning: I-1
  - Existing Use: 0 trips per day (based on Tax Records).
  - Entitlement: 70 trips per day (based on General Guidance from Planning).
  - Proposed Zoning: 180 trips per day (based on General Guidance from Planning).

**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:** No comments submitted.
- **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:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163