Rezoning Petition No. 2023-115

Eastgroup Properties, Petitioner

Community Meeting

November 9, 2023



Team

- Ron Coffey, Eastgroup Properties
- John Ratliff, Eastgroup Properties
- John Coleman, Eastgroup Properties
- Nina Speed, Robinson, Bradshaw & Hinson
- John Carmichael, Robinson, Bradshaw & Hinson



Current Rezoning Schedule

Public Hearing: Monday, December 18, 2023 at

5:00 PM at the Charlotte-Mecklenburg

Government Center

Zoning Committee: Tuesday, January 2, 2024 at

5:30 PM at the Charlotte-Mecklenburg

Government Center

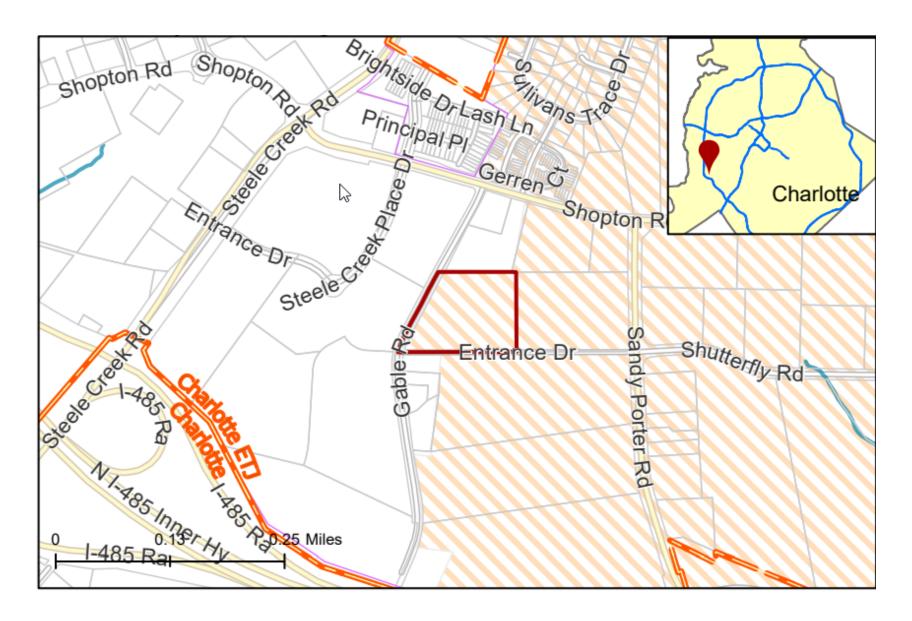
City Council Decision: Tuesday, January 16, 2024 at

5:00 PM at the Charlotte-Mecklenburg

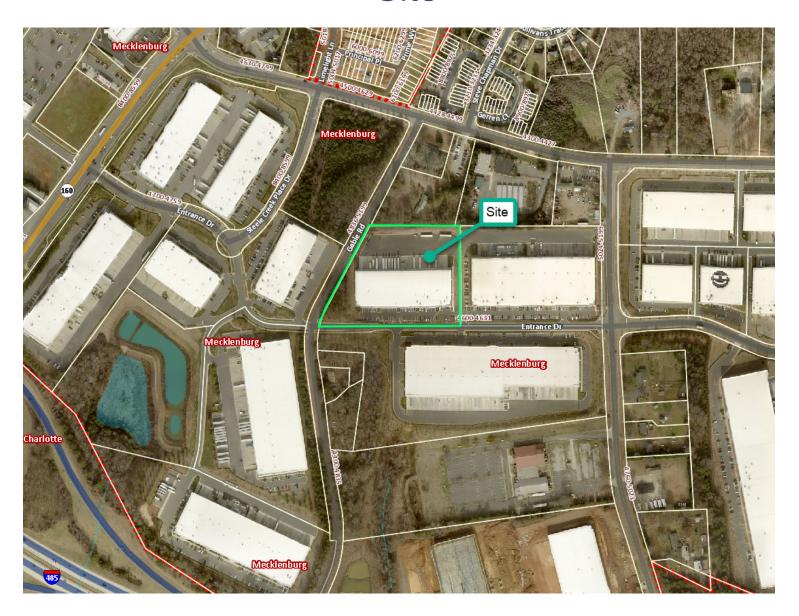
Government Center



Site - 5.716 Acres



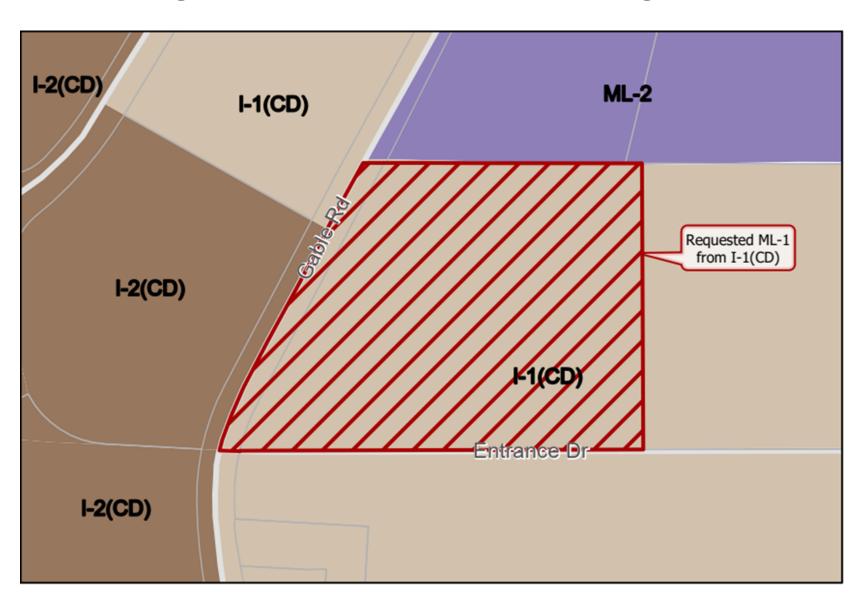
Site



Site



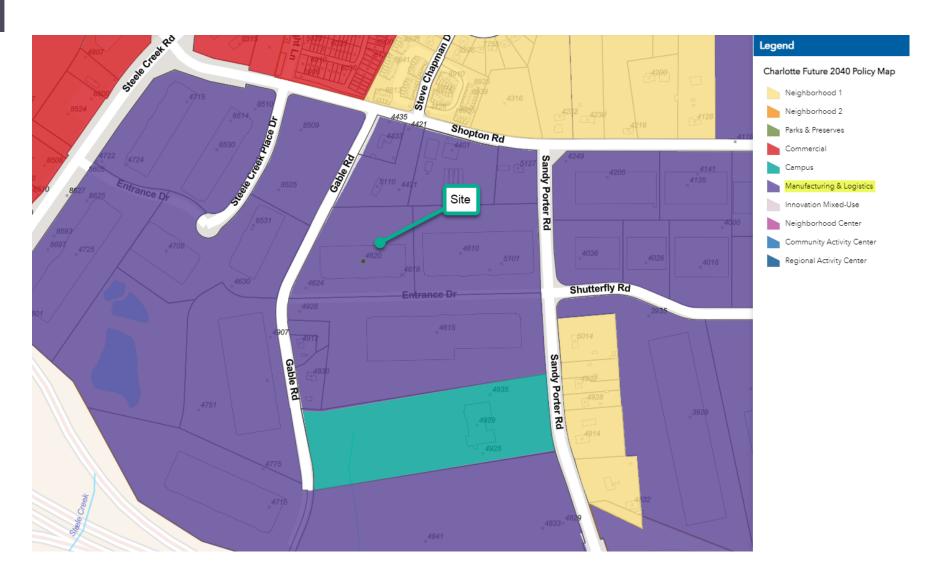
Zoning of the Site and Surrounding Parcels



Request

Requesting that the site be rezoned from the I-1 (CD) zoning district to the ML-1 zoning district to eliminate the buffer requirements of the I-1 (CD) zoning district on the site and to accommodate uses allowed in the ML-1 zoning district on the site

Charlotte Future 2040 Policy Map



Use Table

Table 15-1: Use Matrix Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Hara	Zoning Districts												
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Residential Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Dormitory			X	X	X	X	X	X	X	X	X	X	X
Dwelling - Live Work			X	X	X	X	X	X	X	X	Х	X	X
Dwelling - Manufactured Home													
Dwelling – Duplex													
Multi-Family Dwelling Attached Unit			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Multi-Family Dwelling Stacked Unit			Х	Х	Х	X	Х	Х	Х	X	X	X	X
Dwelling – Quadraplex													
Dwelling – Single-Family													
Dwelling – Triplex													
Group Home			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Manufactured Home Park													
Multi-Dwelling Development			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Residential Care Facility			Х	Х	Х	Х	Х			Х	Х	Х	Х
Single Room Occupancy (SRO)			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Commercial Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Adult Electronic Gaming Establishment	PC	PC											
Adult Use	PC	PC											
Amusement Facility - Indoor			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Amusement Facility - Outdoor	PC												
Animal Care Facility			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Animal Shelter	PC		PC										
Art Gallery			Х	Х	Х	X	Х	Х	Х	Х	X	X	X
Arts or Fitness Studio			Х	Х	Х	Х	Х	Х	Х	X	X	X	X
Bed and Breakfast													
Broadcasting Facility - No Antennae			Х		Х	X	Х	Х	Х	X	X	X	X
Broadcasting Facility - With Antennae	PC	PC											
Car Wash													
Commercial Kitchen	PC		PC										
Contractor Office with Outdoor Storage	PC	PC											
Convention Center							Х	Х		Х		X	
Drive-Through Establishment	PC	PC											
Employment/Labor Service Agency	PC	PC											
Financial Institution			Х	Х	Х	X	Х	Х	Х	Х	Х	X	X
Funeral Home													
Gas Station	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC							C/PC

Table 15-1: Use Matrix

Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Hara		Zoning Districts													
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR		
Greenhouse/Nursery - Retail															
Greenhouse/Nursery - Wholesale	X														
Heavy Rental and Service Establishment	X														
Heavy Retail Establishment	X														
Hotel/Motel			X		X	X	X	X	X	X		X			
Industrial Design	X	X	X	Х	X	X	Х	X	X	Х	Х	X	Х		
Kennel	PC														
Live Performance Venue - Indoor			Х	Х	X	Х	Х	X	Х	X	Х	X	X		
Lodge/Meeting Hall			Х	Х	X	Х	Х	Х	Х	Х	Х	X	Х		
Medical/Dental Office			Х	X	Х	X	Х	X	X	X	X	X	X		
Micro-Production of Alcohol			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Neighborhood Commercial Establishment															
Nightclub			PC		PC	PC	PC	PC	PC	PC	PC	PC	PC		
Office	PC	PC	Х	X	Х	X	Х	X	X	X	X	Х	X		
Outdoor Market			Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х		
Personal Service Establishment			Х	X	X	X	Х	Х	Х	X	X	Х	X		
Raceway/Dragstrip		С													
Reception Facility			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Research and Development (R&D)	X	X	X		X	X	Х	Х	Х	Х	Х	X	X		
Restaurant/Bar	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Retail Goods Establishment			Х	X	X	X	Х	Х	Х	Х	Х	Х	X		
Retail Goods: Showroom	X		Х	Х	X	Х	Х	Х	Х	Х	Х	X	Х		
Self-Storage Facility: Climate-Controlled	PC		PC		PC								PC		
Self-Storage Facility: Outdoor	PC														
Shooting Range, Indoor	PC	PC	PC												
Specialty Food Service	X		Х	Х	X	Х	Х	Х	Х	Х	Х	Х	Х		
Stadium	С						С	С	С						
Vehicle Auction Facility	X	X													
Vehicle Dealership: Enclosed			Х		Х	Х	Х	Х	Х				Х		
Vehicle Dealership: Outdoor	X														
Vehicle Rental: Enclosed			Х	Х	X	Х	Х	Х	Х	Х	Х	Х	Х		
Vehicle Rental: Outdoor	X	X			PC	PC	PC								
Vehicle Repair Facility: Major	C/PC	C/PC													
Vehicle Repair Facility: Minor	C/PC		C/PC	C/PC	C/PC	C/PC							C/PC		
Institutional and Governmental Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR		
Adult Care Center			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Childcare Center			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Childcare Center, Large			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		

Table 15-1: Use Matrix

Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts,
Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Here							Zoning	Districts					
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Community Center			X	X	X	X	X	X	X	X	X	X	X
Correctional Facility	С	С						С					
Cultural Facility			Х	Х	Х	X	Х	Х	Х	X	Х	Х	X
Educational Facility - Pre-School			Х	Х	Х	Х	Х	Х	Х	X	Х	Х	X
Educational Facility - Primary or Secondary			X	Х	X	X	X	X	Х	X	X	X	X
Educational Facility - University or College			Х	Х	Х	Х	Х	X	Х	X	X	X	X
Educational Facility - Vocational	X	Х	Х	Х	Х	Х	Х	Х	Х	X	Х	Х	X
Government Office/Facility	X	Х	Х	Х	Х	X	X	X	Х	X	Х	Х	Х
Place of Worship			Х	Х	Х	Х	Х	Х	Х	X	Х	Х	X
Public Safety Facility	X	X	Х	X	X	X	Х	Х	Х	X	X	X	X
Public Works Facility	X	Х											
Public Health and Social Service Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Addiction Treatment Facility, Residential			Х		X	Х	X	X	X	X	Х	Х	Х
Alternative Correction Facility			PC		PC	PC	PC	PC	PC	PC	PC	PC	PC
Children's Home			Х	Х	Х	X	Х	Х	Х	X	X	X	X
Domestic Violence Shelter			Х	Х	Х	X	X	X	Х	X	Х	Х	X
Drug Treatment Clinic					PC	PC	PC	PC	PC	PC		PC	
Food Bank	X	Х											
Food Pantry	X		Х	Х	Х	Х	Х	Х	Х	X	X	X	Х
Halfway House			PC		PC	PC	PC	PC	PC	PC	PC	PC	PC
Healthcare Institution			Х		X	Х	Х	Х	Х	X	X	Х	X
Homeless Shelter	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Social Service Facility			X	X	X	X	X	X	X	X	X	X	X
Campus Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Continuum Care Retirement Community (CCRC)													
Educational Campus													
Government Campus													
Medical Campus													
Office Campus													
Religious Campus													
Social Service Campus													
Industrial Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Agriculture - Industrial Processes		PC											
Airport		X											
Airstrip	PC	PC											
Beneficial Fill Site	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Crematorium	PC	PC											
Industrial, Craft	X	X	PC		PC	PC	PC	PC	PC	PC	PC	PC	PC

Table 15-1: Use Matrix

Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Uses							Zoning	Districts	3				
0303		ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Industrial, General		PC											
Industrial, Light	PC	PC	PC										
Landfill, Land Clearing & Inert Debris (LCID)		C/PC											
Light Assembly	X	X	PC										
Movie Studio	PC	PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC
Outdoor Storage Yard	PC	PC											
Quarry		C/PC											
Rail Freight Terminal		X											
Recycling Collection Center	PC	PC											
Salvage and/or Junk Yard		PC											
Solar Farm	X	X											
Truck Terminal		X											
Warehouse and Distribution Center	X	X											
Waste Management Facility		PC											
Wholesale Goods Establishment	X	X											
Wind Farm	X	X											
Transportation Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Parking Lot (Principal Use)	X	X	X	X	X						X		X
Parking Structure (Principal Use)	X	X	Х		X	Х	X	Х	X	X	X	X	
Passenger Terminal			X			X	X	X	X	X		X	
Public Transit Facility	X	X	X	X	X	X	X	X	X	X	X	X	X
Truck Stop	X	X											
Vehicle Operations Facility	X	X											
Open Space, Recreation, and Agricultural Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Boarding Stables, Commercial													
Campground													
Cemetery	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Conservation Area	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Community Garden			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Driving Range	X												
Farm													
Farm, Bona Fide - Charlotte ETJ Only	X	X	X	X	X	X	X	X	X	X	X	X	X
Golf Course							X						
Marina													
Private Recreation Club			Х	X	X	Х	X	Х	Х	X	Х	X	X
Public Park	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Infrastructure	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Utility (Includes Transmission & Distribution)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC

Table 15-1: Use Matrix Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Uses				Zoning Districts													
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR				
Wireless Telecommunications	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Temporary Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR				
Mobile Car Wash	PC																
Mobile Food Vendor	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Mobile Retail Vendor	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Real Estate Project Sales Office	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Temporary Contractor's Office and Contractor's Yard	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Temporary Outdoor Entertainment			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Temporary Outdoor Sales			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Temporary Outdoor Storage Container	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Accessory Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR				
Accessory Shelter	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Adult Care Home																	
Childcare Center, Accessory to Employment	X	X	X	X	X	X	X	X	X	X	Х	X	X				
Childcare Center in Residence																	
Childcare Home, Family																	
Drive-Through Facility	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC				
Dwelling - Accessory Unit (ADU)																	
Helistop	PC	PC					PC	PC	PC	PC		PC					
Home Occupation			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Outdoor Entertainment			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Outdoor Sales and Display	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Outdoor Seating/Activity Area	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Private Stables																	
Rooming House																	

	Table 20-3: Required Landsca	pe Yards by Zoning District	
Zoning District of Property Under Development	Development Type Required to Install Landscape Yard Per Section 20.9.B	Landscape Yard Required for Development When:	Landscape Yard Class Required
N1-A, N1-B, N1-C,	Nonresidential or mixed-use development	Abutting residential use	В
N1-D, N1-E, N1-F	Multi-family, or multi-dwelling development	Abutting single-family, duplex, triplex, or quadraplex dwelling	С
	Necessidential as arised use development	Abutting and deptining	
N2-A, N2-B	Nonresidential or mixed-use development Multi-family, or multi-dwelling development	Abutting residential use Abutting single-family, duplex, triplex, or quadraplex	В
NZ-A, NZ-D	use	dwelling	С
No C	Nonresidential or mixed-use development	Abutting residential use	В
N2-C	Multi-family, or multi-dwelling development use	Abutting single-family, duplex, triplex, or quadraplex dwelling	В
		T. 1	·
CG	Development in the zoning district	Abutting Neighborhood 1 or Neighborhood 2 Place Type	В
CR	Development in the zoning district	Abutting Neighborhood 1 or Neighborhood 2 Place Type	Α
	'	1 -10-	
	Development in the zoning district	Abutting Neighborhood 1 Place Type	В
TOD-NC, TOD-TR	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	С
	Development in the zoning district	Abutting Neighborhood 1 Place Type	В
TOD-UC, TOD-CC	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	В
	Development in the zoning district	Abutting Neighborhood 1 Place Type	В
NC	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	С
	15	T	
CAC 4 CAC 2	Development in the zoning district	Abutting Neighborhood 1 Place Type	В
CAC-1, CAC-2	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	В
	Development in the zening district	Abutting Neighborhood 1 Place Type	В
RAC	Development in the zoning district Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned	В
		N2-C Zoning District	_
UE	Development in the zoning district	Abutting Neighborhood 1 Place Type Abutting Neighborhood 2 Place Type, unless zoned	В
	Development in the zoning district	N2-C Zoning District	В
UC	None required	None required	
	Development in the zoning district	Abutting Neighborhood 1 Place Type	В
IC-1, IC-2, OFC, RC	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned	В
		N2-C Zoning District	
	Development of an industrial use in the	Abutting any other zoning district except ML-1, ML-	
IMU	zoning district	2, I-1(CD), or I-2(CD) Zoning District	В
	Development in the zoning district	Abutting Neighborhood 1 or Neighborhood 2 Place Type	В
		1.41.41.	
	Development in the zoning district	Abutting any other zoning district except CR, ML-1, ML-2, I-1(CD), or I-2(CD) Zoning District	Α
ML-1, ML-2	Development in the zoning district	Abutting CR Zoning District	В
	Development in the zoning district - required for area along a street frontage	When located across the street from a Neighborhood 1 or Neighborhood 2 Place Type	В

Questions