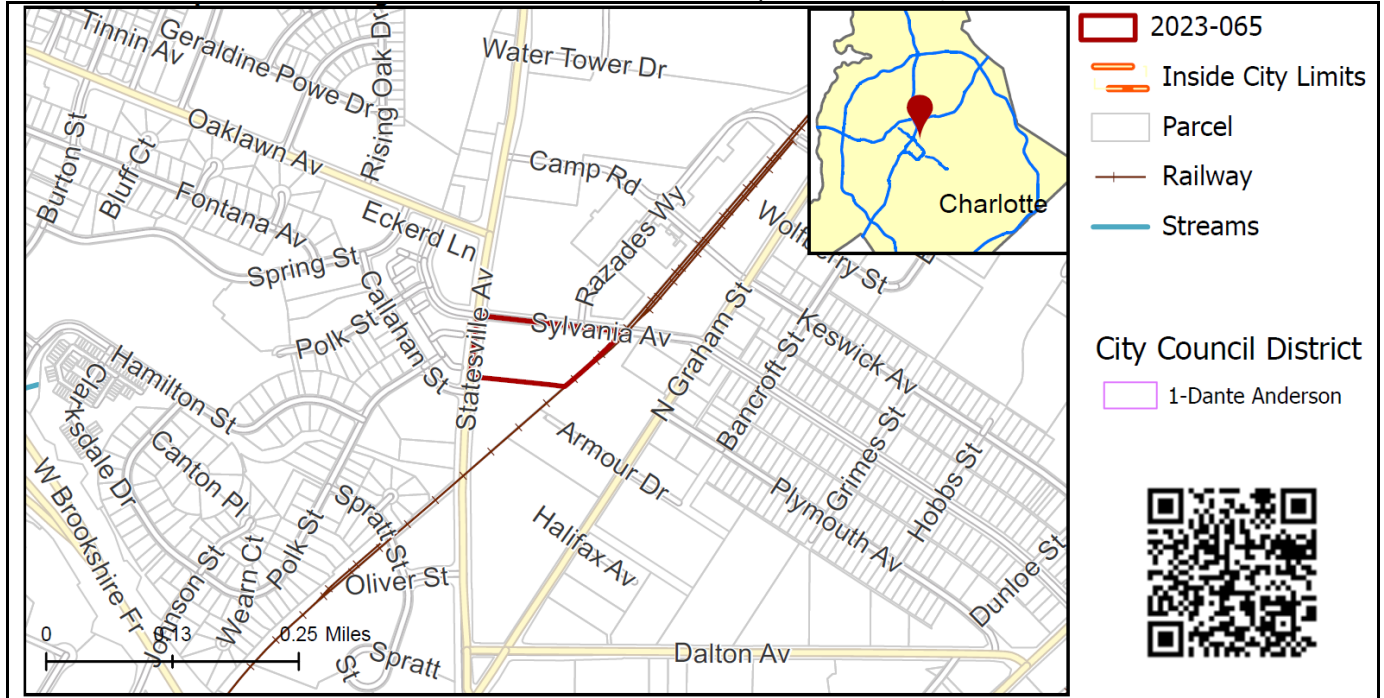


**REQUEST**

Current Zoning: ML-2 (manufacturing and logistics, 2)  
Proposed Zoning: CAC-2 (community activity center, 2)

**LOCATION**

Approximately 3.89 acres located at the southeast intersection of Statesville Avenue and Sylvania Avenue, west of North Graham Street.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the CAC-2 zoning district on a parcel that has been developed for industrial uses.

**PROPERTY OWNER**

Camp Landowner LP C/O ATC Properties & Management, LLC

**PETITIONER**

ATC Properties & Management, LLC

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center.

Rationale for Recommendation

- The North Graham Street/North Tryon Street (NGNT) is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that could better align with the goals of the NGNT corridor.
- This rezoning site abuts Camp North End, an ongoing adaptive reuse project that has converted a former industrial site to a vibrant hub of commercial and office uses. The nature of development allowed in the

CAC-2 district is compatible to the entitlements of Camp North End’s zoning in terms of building forms and uses.

- Redevelopment on this site would not interfere with sensitive land uses such as single family neighborhoods since it is located among a mix of industrial and commercial development as well as multi-family residential areas.
- The CAC-2 district maintains high design standards and encourages multi-modal transportation with a focus on bettering pedestrian environments.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

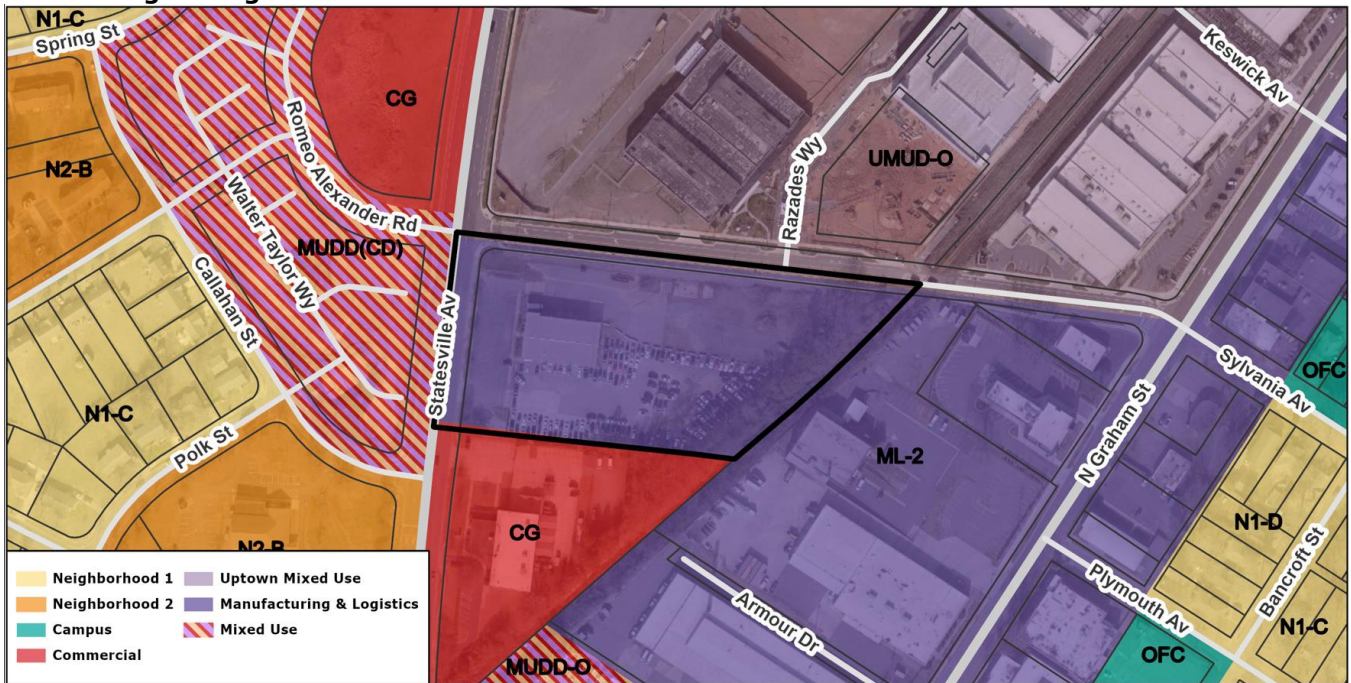
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

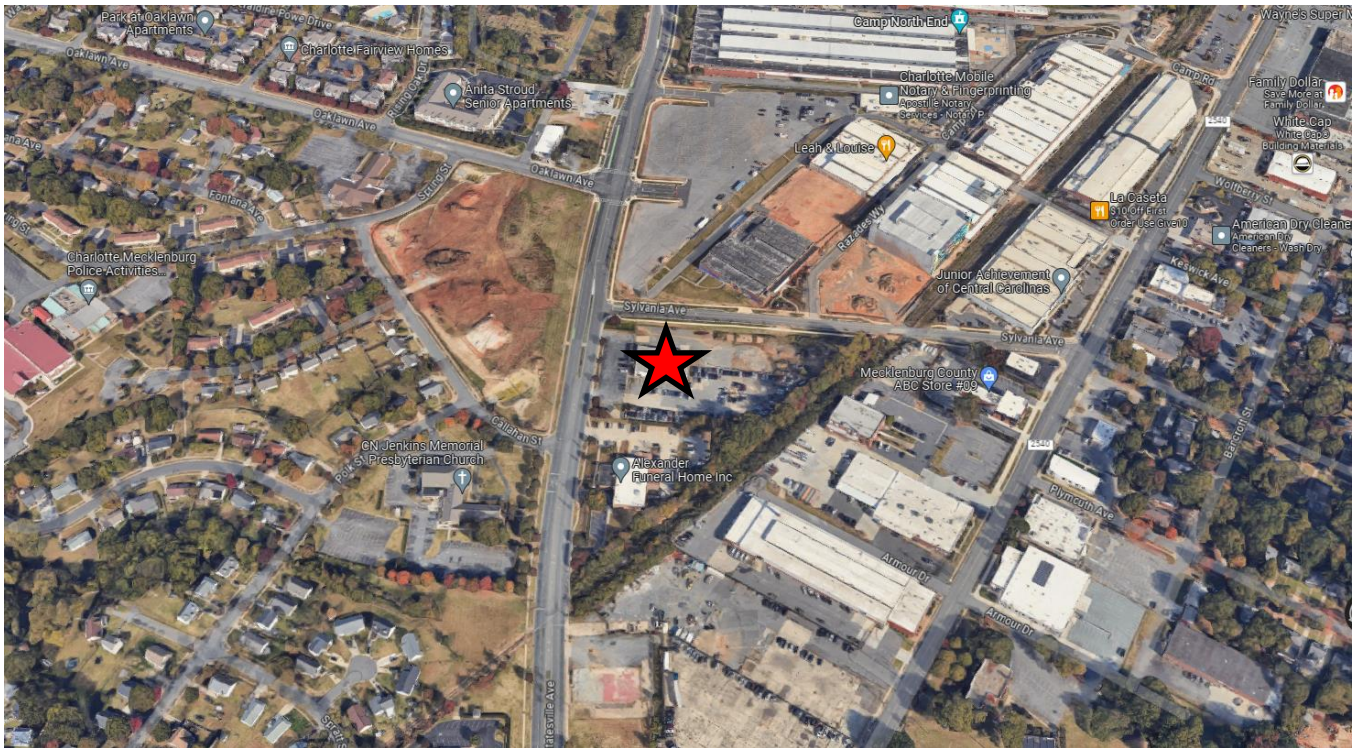
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses permitted by-right and under prescribed conditions in the CAC-2 zoning district.

• **Existing Zoning**



- The parcel is currently zoned ML-2 and is in an area with ML-2, UMUD-O, MUDD, N1-C, N2-B, N1-D, N1-C, OFC, and CG zoning.



- The subject site is denoted with a red star and is in an area with industrial, commercial, institutional, office, and various residential uses.



- North of the site is Camp North End, which houses a number of commercial and office uses in an ongoing project to adaptively reuse the former industrial site.



- East of the site is an ABC Spirits store and an office for the Charlotte Fire Department.

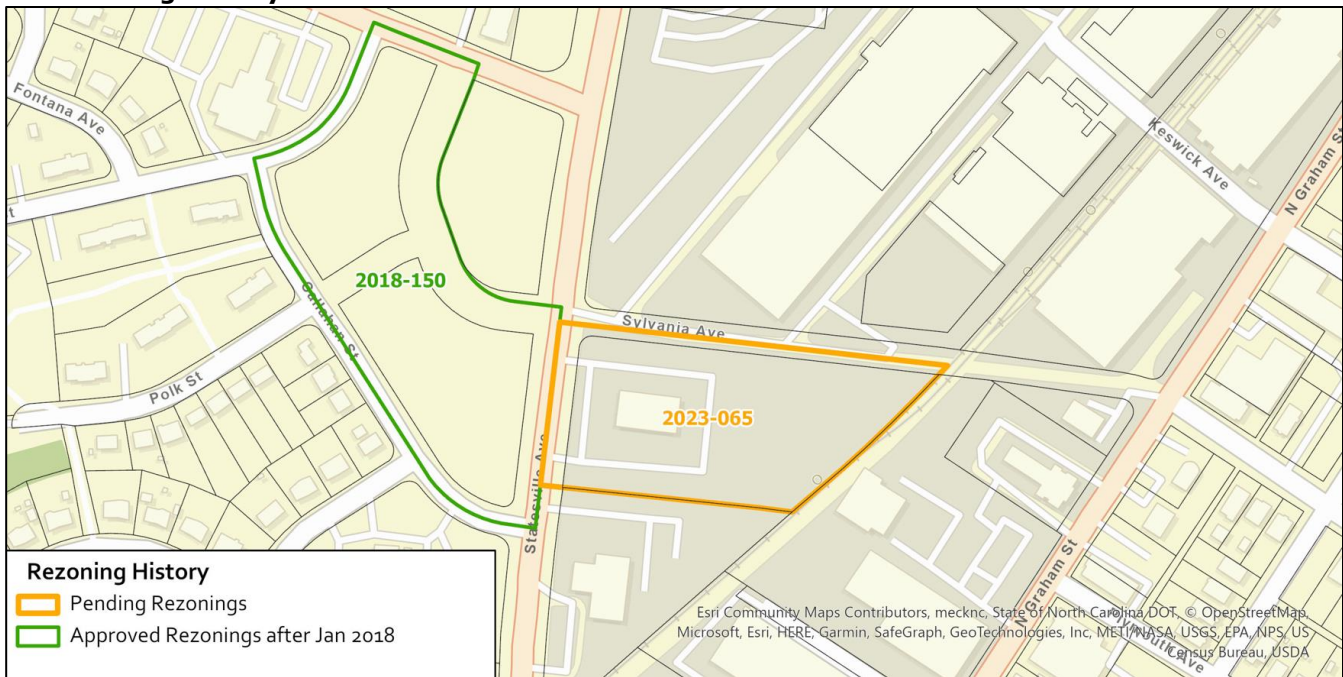


- South of the site is a funeral home.



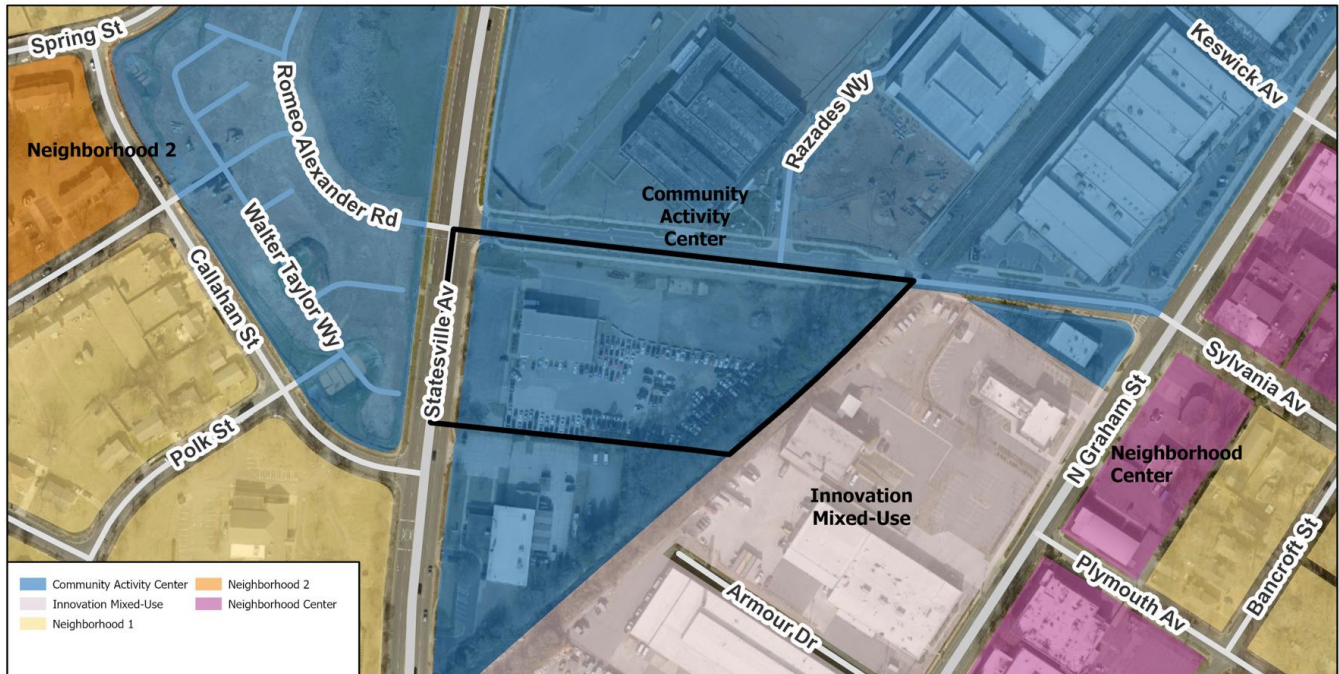
- The area west of the site is currently under development for multi-family residential uses, as entitled through rezoning petition 2018-150.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-150	Rezoned 5.279 acres from B-1 to MUDD(CD).	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Community Activity Center.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Sylvania Avenue, a City-maintained local street, and Statesville Avenue, 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:**

- There are no active projects near the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 55 trips per day (based on 10,153 square feet of warehousing).

Entitlement: 100 trips per day (based on 38,900 square feet of warehousing).

Proposed Zoning: Too many uses to determine trip generation.

**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 Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Statesville Ave. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Statesville Ave. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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:** Holly Cramer (704) 353-1902