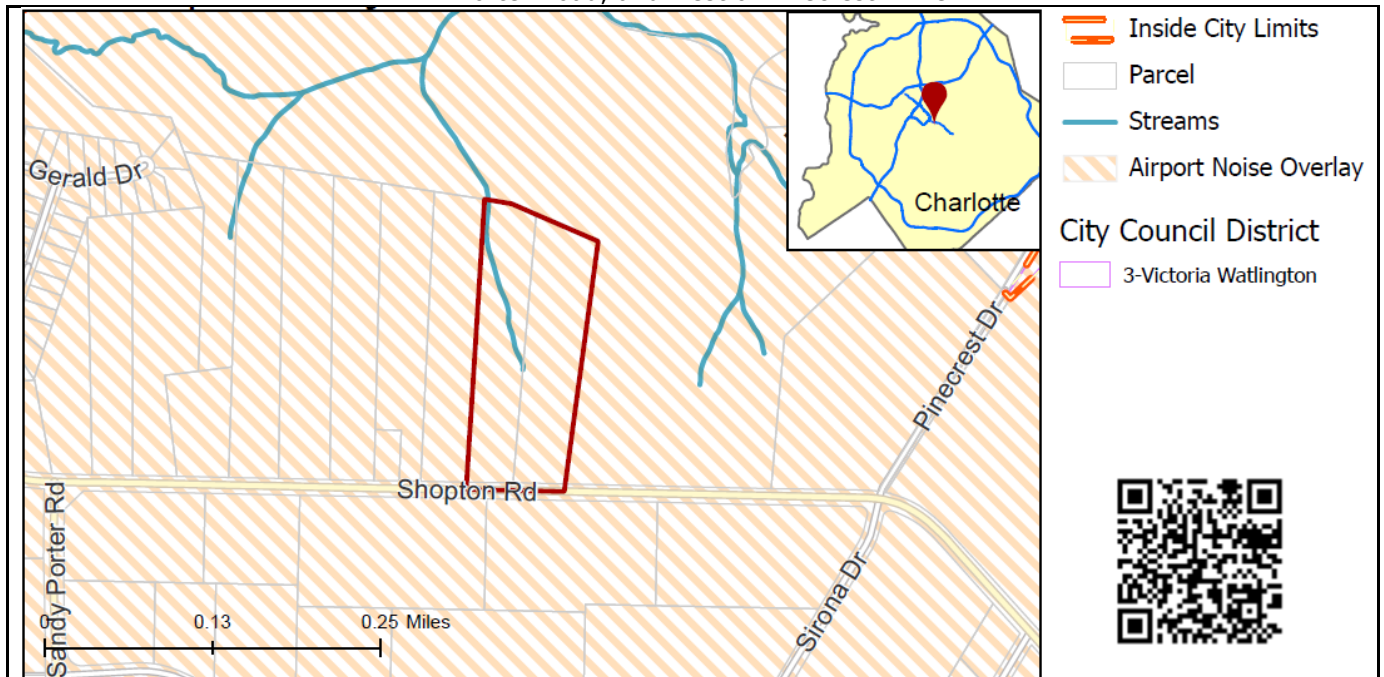


**REQUEST**

Current Zoning: N1-A ANDO (Neighborhood 1, Airport Noise Disclosure Overlay)  
Proposed Zoning: I-1(CD) ANDO (Light Industrial, Conditional, Airport Noise Disclosure Overlay)

**LOCATION**

Approximately 10.34 acres located north of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive.



**SUMMARY OF PETITION**

The petition proposes to allow 120,200 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office and other industrial uses permitted in the I-1 zoning district on two properties partially developed with single family detached dwellings.

**PROPERTY OWNER**

Michael Carpenter, Mark Combs, and Sara Melott

**PETITIONER**

Alliance Industrial Partners, LLC

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and land use.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The petition follows two similar adjacent petitions (2021-042 and 2022-137) which also rezoned N1 properties to allow for industrial uses.
- The petition prohibits high traffic generating and noxious uses.
- The petition commits to transportation improvements along the Shopton Road frontage including installation of a left turn lane, buffered bike lane, 8' planting strip, and 8' sidewalk.

- The situation of the site being within the Airport Noise Disclosure Overlay makes it less suitable for residential development as currently zoned.
- The proposed industrial uses will be screened from adjacent residential zoning and uses by a minimum 75' buffer with a berm.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Manufacturing & Logistics Place Type for the site.

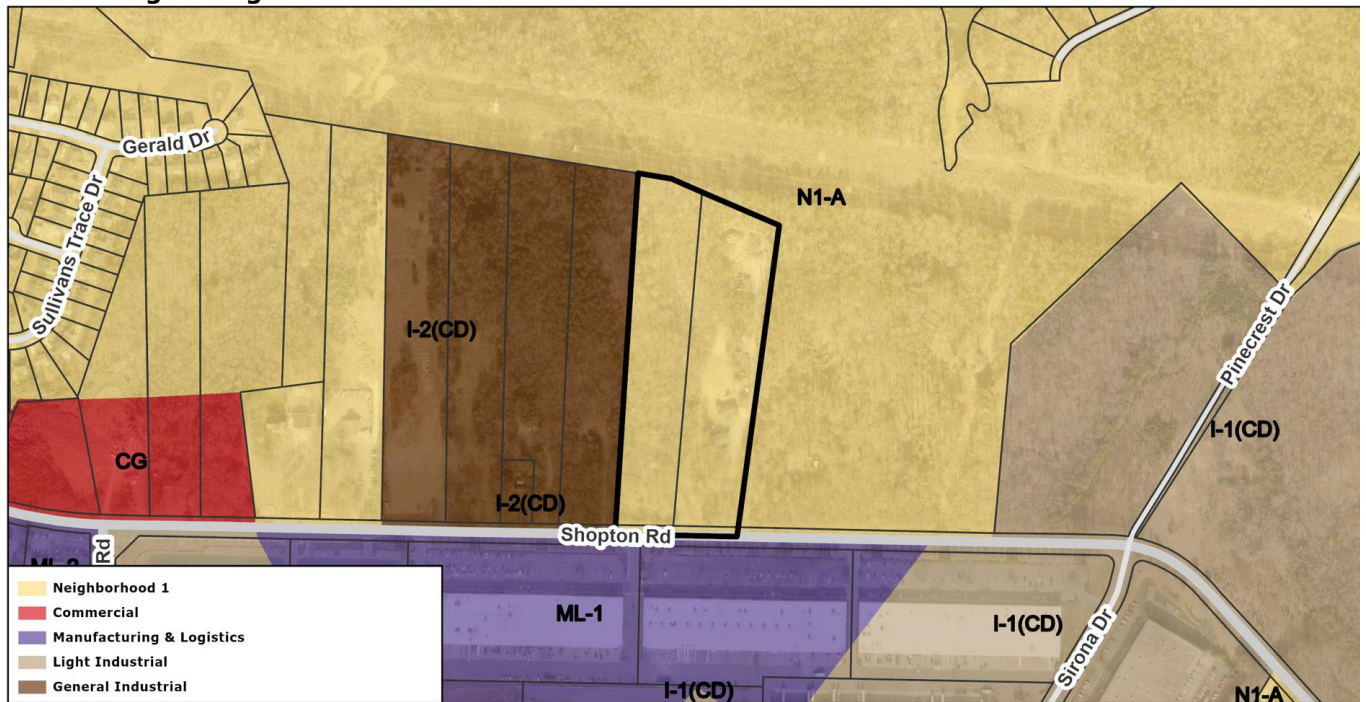
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

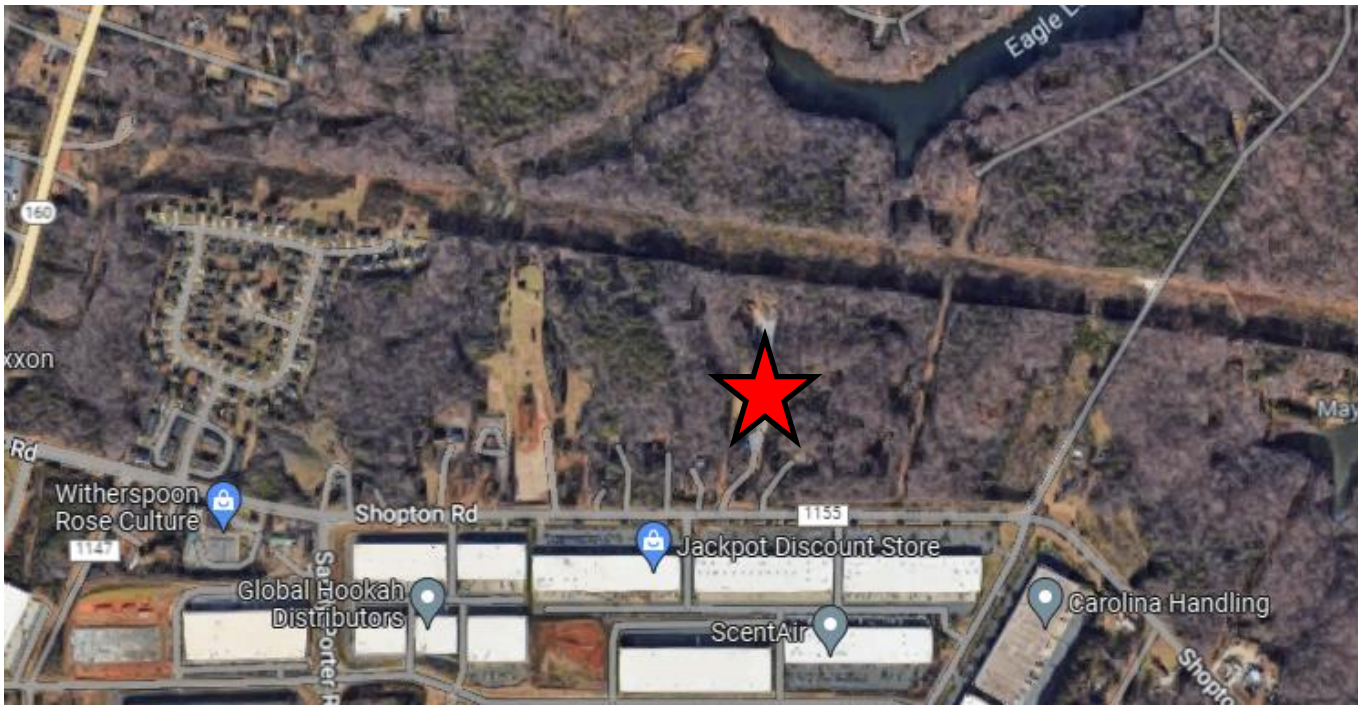
The site plan accompanying this petition contains the following provisions:

- Proposes up to 120,000 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office and other industrial uses permitted by right in the I-1 zoning district.
- Prohibits the following uses:
  - Barber and beauty shops
  - Financial institutions
  - Eating, drinking and entertainment establishments (Type 1 and Type 2)
  - Retail establishments, shopping centers and business, personal, and recreational services
  - Adult establishments
- Provides a minimum 75' wide buffer (100' reduced by 25% with a berm) along the northern and eastern property boundaries where adjacent to N1-A zoning.
- Commits to the following transportation improvements:
  - One single site access drive.
  - Dedication and conveyance of right of way to two feet behind the back of sidewalk.
  - Eastbound left turn lane into the site from Shopton Road.
  - Buffered bike lane, 8' planting strip, and 8' sidewalk along the site's Shopton Road frontage.

• **Existing Zoning**



- The site is zoned N1-A and is surrounded by a mix of zoning districts including N1-A, I-1(CD), I-2(CD), ML-1, and CG.



The site is surrounded by a mix of uses including vacant, wooded land, warehouses, and large lot single family residences.

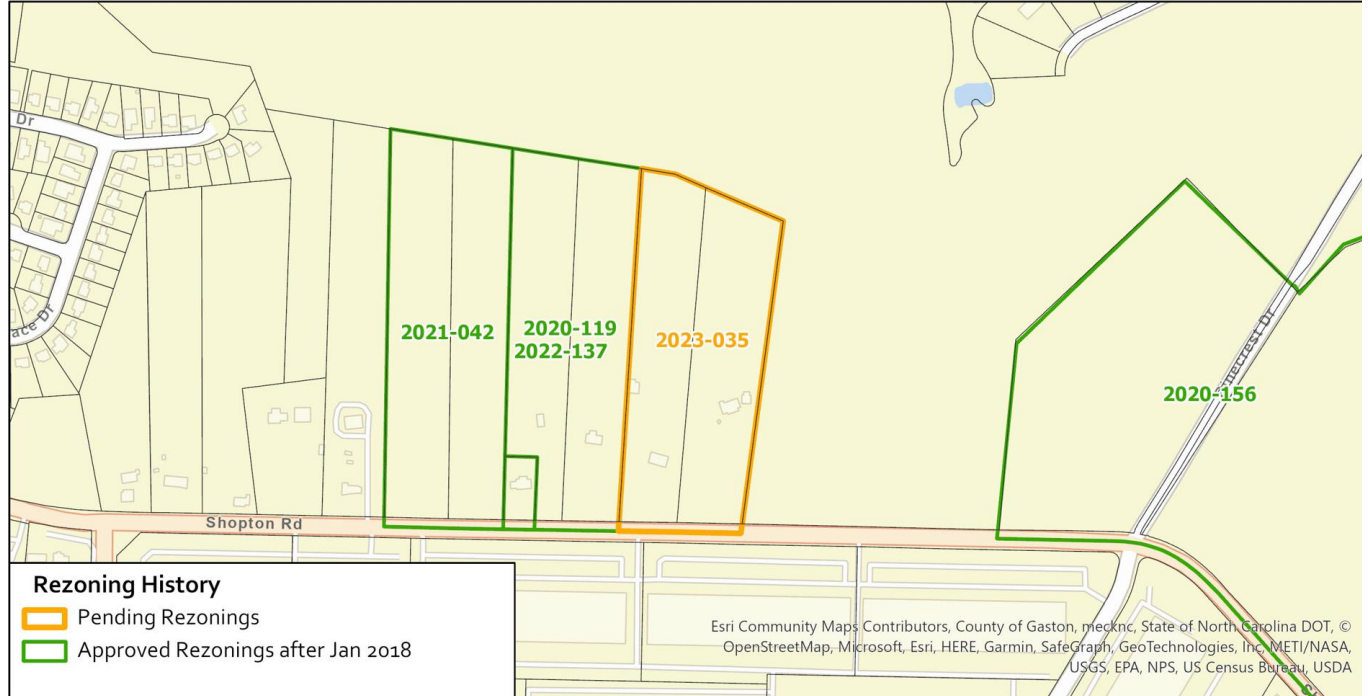


Street view of industrial and single family residential uses along the north side of Shopton Road. Many of the properties, including those recently rezoned to I-2(CD), remain heavily wooded.



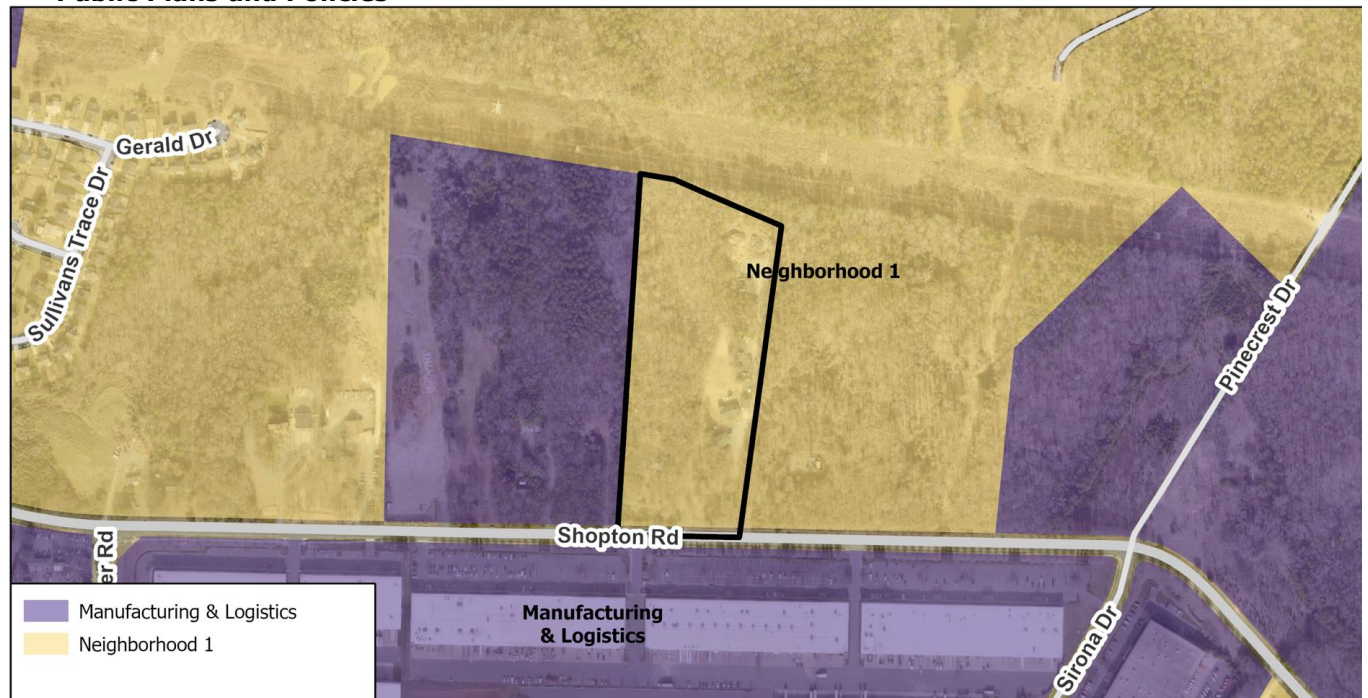
Street view of commercial and light industrial uses to the south of the site across Shopton Road.

**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-137	The petition amended a previously approved site plan to expand the allowable square footage to 120,000 square feet and allow a limited number of uses permitted in the I-2(CD) district.	Approved
2021-042	The petition proposed to allow a limited number of uses permitted in the I-2(CD) district in a 6,048 square foot office building and 19,500 square foot warehouse.	Approved
2020-156	The petition proposed to allow 550,000 square feet of limited I-1 uses.	Approved
2020-119	The petition proposed to allow 100,000 square feet of limited I-2 uses.	Approved

**Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

- **TRANSPORTATION SUMMARY**

- The petition is located north of Shopton Road, a State-maintained minor throughfare east of Sandy Porter Road, a State-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. Site plan and/or conditional note revisions are needed to commit to installing a left turn lane, relocate the site access to align with the opposite driveway, and clarify the future back of curb dimension. Further details are listed below.

- **Active Projects:**

- U-5766B (Steele Creek Widening)
  - Anticipated construction 2029

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-5.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on two single family detached dwellings).

Entitlement: 344 trips per day (based on 31 single family detached dwellings).

Proposed Zoning: 230 trips per day (based on 120,000 SF warehouse).

## 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Shopton Rd. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. A developer donated project will be required in cases 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. 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 outstanding issues.

## OUTSTANDING ISSUES

### Transportation

1. Label and dimension the right-of-way from the road centerline.
2. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 8-foot sidewalk on Shopton Road per Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement.
3. Revise site plan and conditional note(s) to commit to construct bicycle facilities by locating the curb and gutter 27' from the center line to meet the Council-adopted Charlotte BIKES Policy. Revise the bike lane to 5' wide with a 3' buffer.
4. Per coordination with NCDOT, revise site plan and conditional note(s) to commit to installing a left turn lane into the site from Shopton Road.
5. Per coordination with NCDOT, revise the site plan to remove the sites eastern access. Line access up with the driveway across the street.

Land Use

6. Add the following uses to the list of prohibited uses in the conditional notes: automobile service stations, automotive repair garages, junk yards, petroleum storage facilities, landfills, and quarries.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908