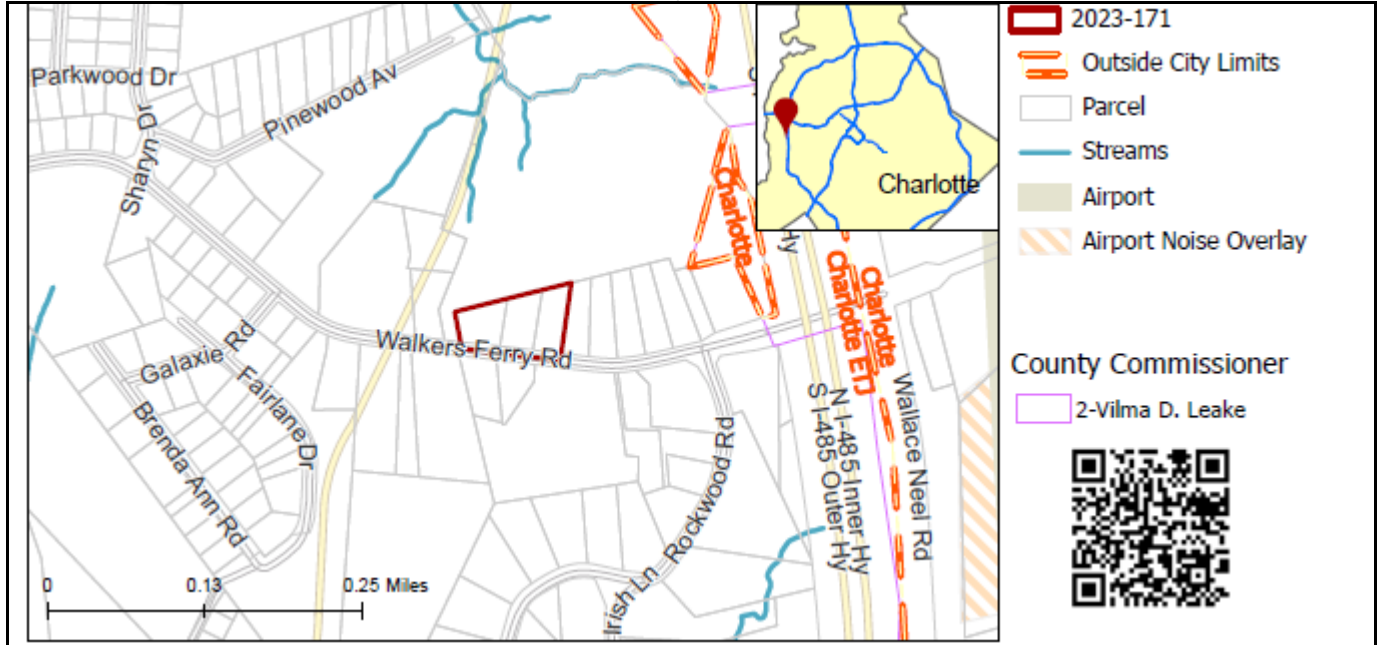


**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: ML-2 (Manufacturing and Logistics 2)

**LOCATION**

Approximately 2.2 acres located on the north side of Walkers Ferry Road, west of Interstate 485, and south of Old Dowd Road



**SUMMARY OF PETITION**

The petition proposes all uses permitted by right and under prescribed conditions in the ML-2 (Manufacturing and Logistics, 2) zoning district.

**PROPERTY OWNER**

Davenport Robert and Walker Ferry GP LLC

**PETITIONER**

Strategic Capital Partners, LLC

**AGENT/REPRESENTATIVE**

Susanne Tod

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 8

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition is inconsistent with the land use recommendation for this site. However, the area is located just west of the airport and the third parallel runway making it compatible for either light or general industrial uses.
- The site is located adjacent to Interstate 485 and ML-2 zoned property being used for general industrial uses.
- The area surrounding the site has been transitioning to Manufacturing and Logistic uses.
- The Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas.
- The proposed zoning is generally located in areas readily accessible by arterials and interstates, this site is west of Interstate 485.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 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 and Logistics place type for the site.

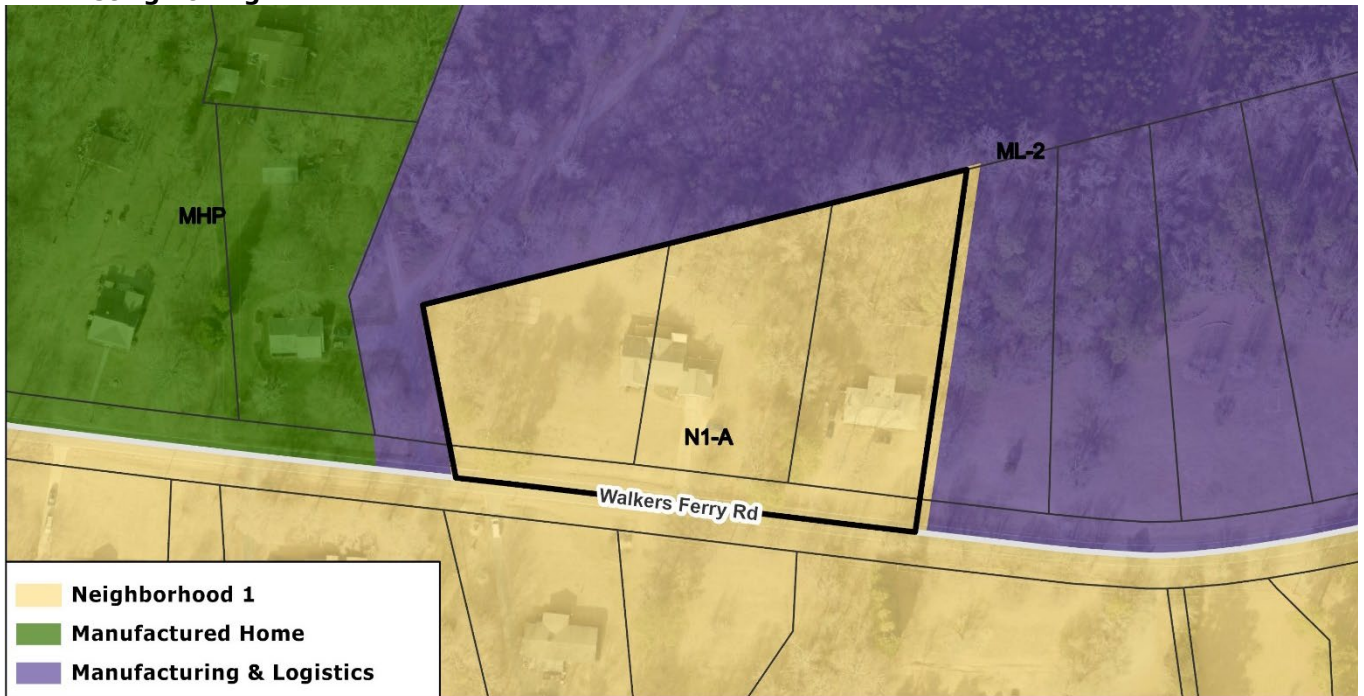
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

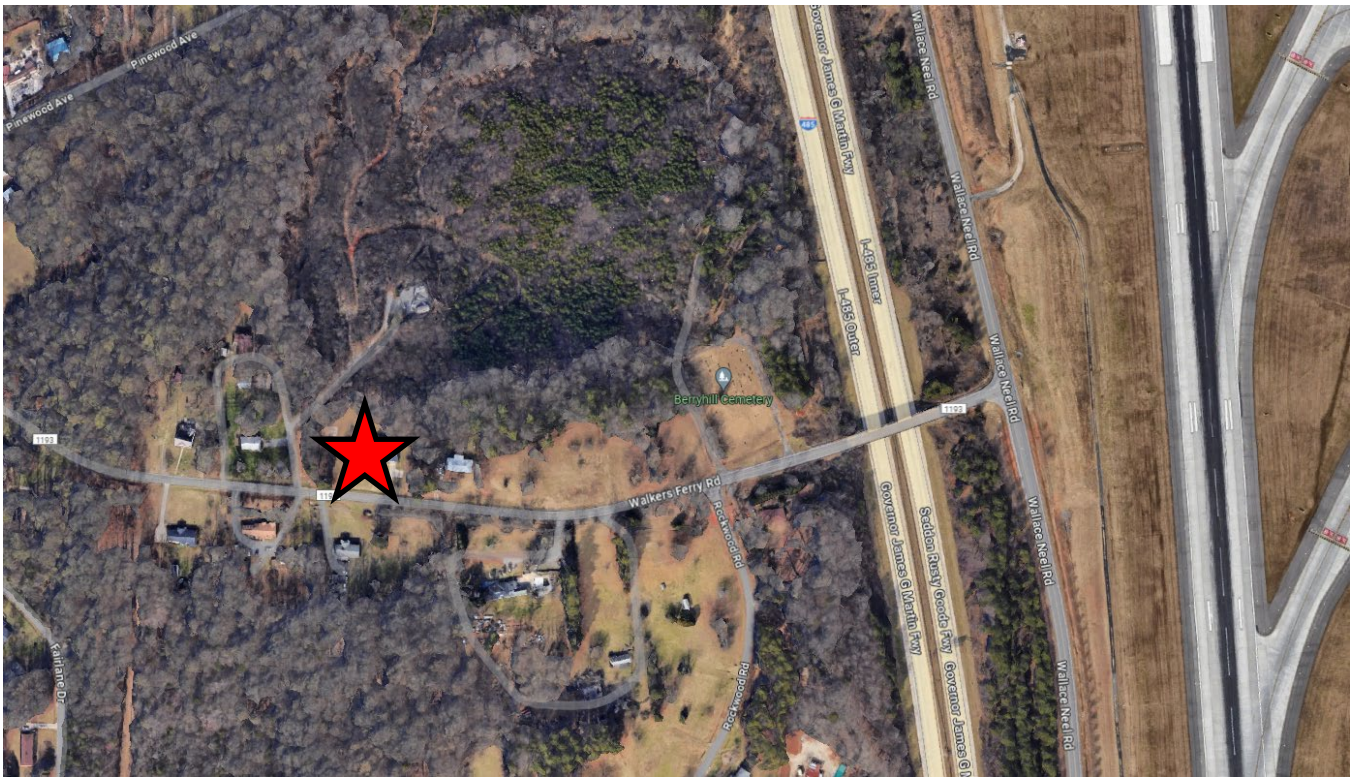
This is a conventional rezoning petition with no associated site plan.

- The petition proposes all uses permitted by right and under prescribed conditions in the ML-2 (Manufacturing and Logistics, 2) zoning district.

- **Existing Zoning**



- The site is adjacent to manufacturing and logistics to the north and east, neighborhood 1 to the south, and manufactured homes to the west.



The site is denoted by a star, to the east of the site is Charlotte Douglas International Airport, with wooded space to the north of the site, a handful of single-family homes to the west and south.



The site is occupied by two single-family homes.



East of the site is wooded open space near interstate 485 backing up to the airport.

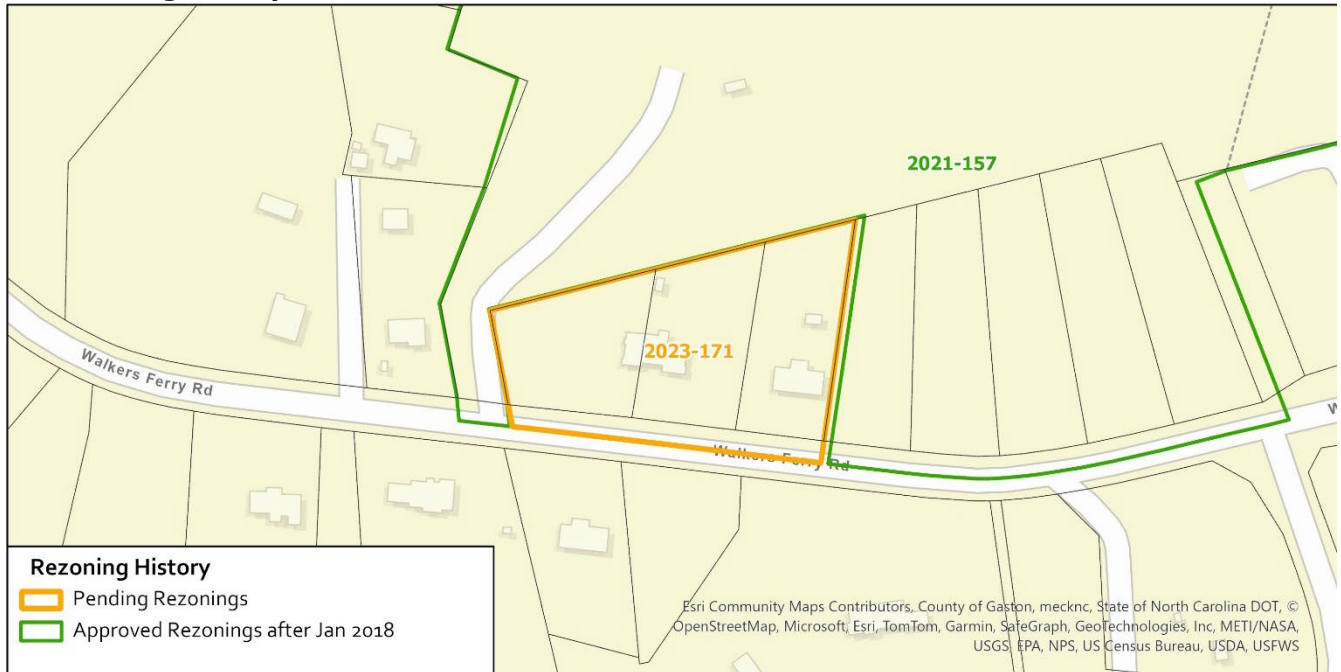


South of the site are single family homes.



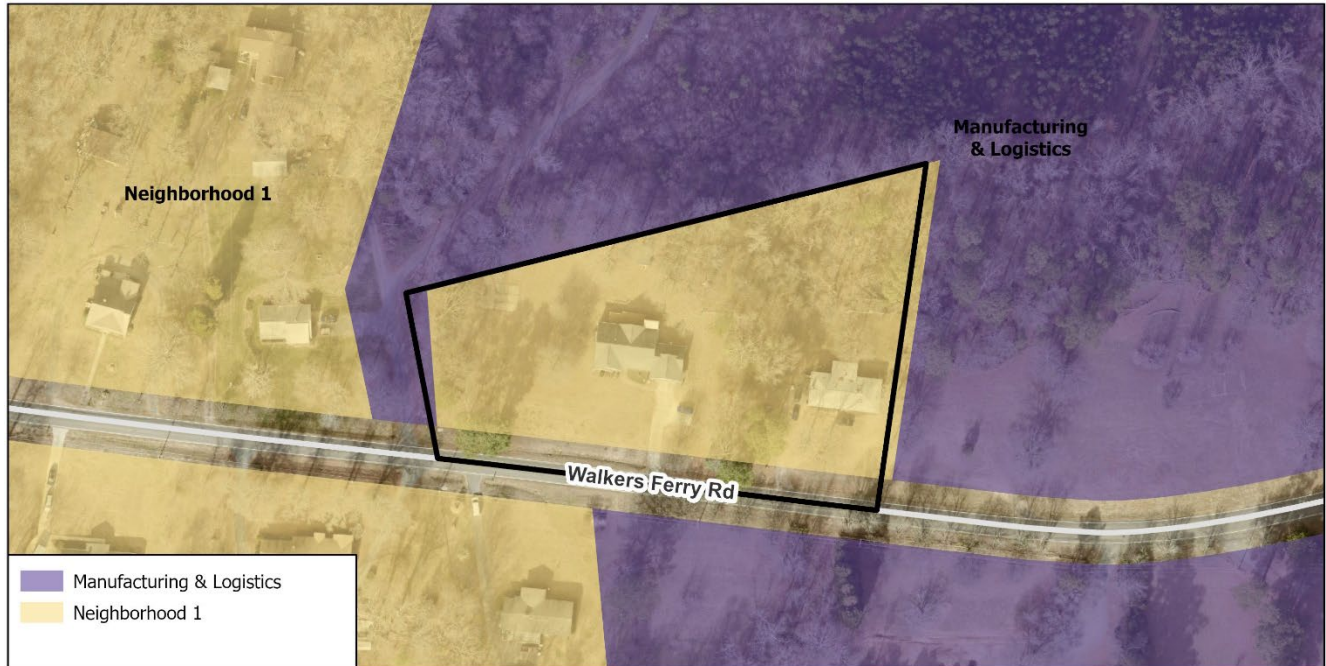
West of the site are single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-157	58.26 acres; from R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area), R-MH LLWCA (manufactured housing, Lower Lake Wylie Critical Area) to I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area), I-2 LLWCA (general industrial, Lower Lake Wylie Critical Area)	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Walkers Ferry Road, a State-maintained major collector, west of Rockwood Road, a State-maintained local street. The petition is located in a Lake Wylie wedge outside of Route 4, within the Dixie Berryhill Strategic Plan.
- **Active Projects:**
  - No active projects near the site
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 20 trips per day (based on 2 dwelling units).
    - Entitlement: 80 trips per day (based on 6 dwelling units).
  - Proposed Zoning: 190 trips per day (based on 96,267 sq. ft of retail)).

#### 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 Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** 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:** Emma Knauerhase (704)-432-1163