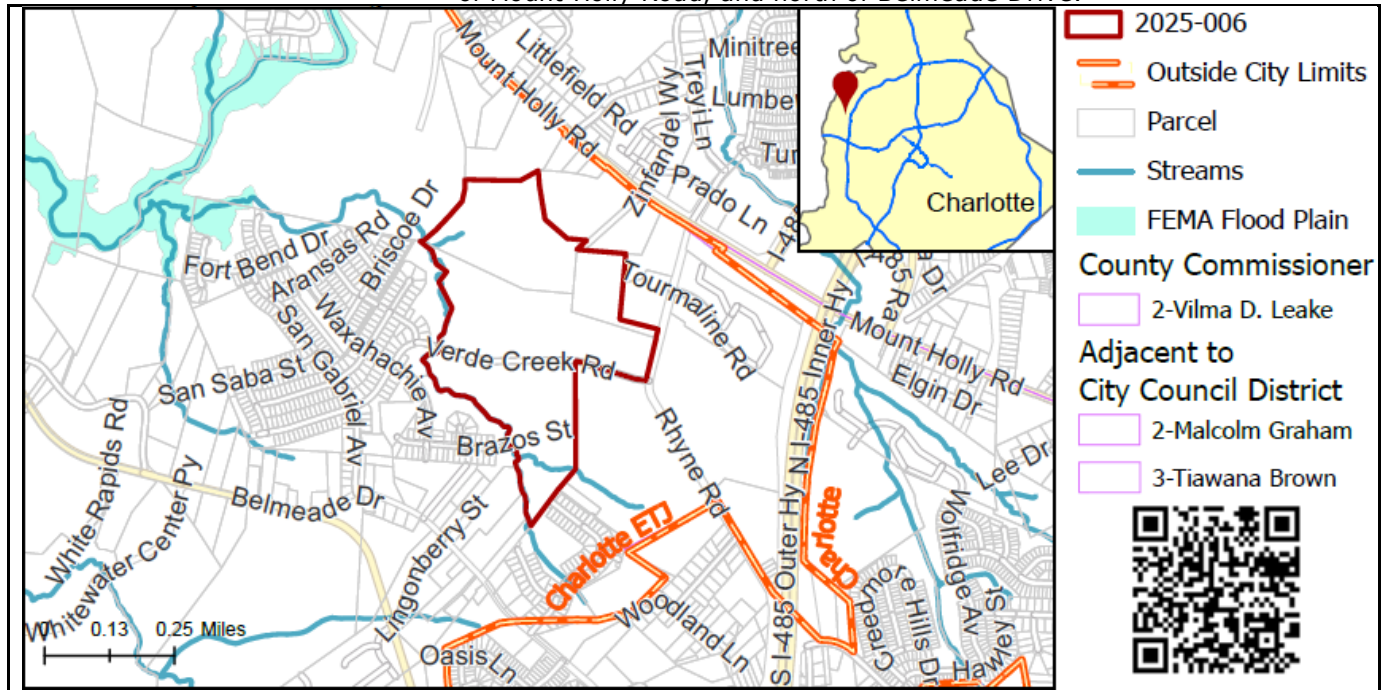


**REQUEST**

Current Zoning: I-1(CD) (Light Industrial, Conditional)  
Proposed Zoning: ML-1(CD) (Manufacturing & Logistics 1, Conditional)

**LOCATION**

Approximately 94.46 acres located on the east side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive.



**SUMMARY OF PETITION**

The petition proposes to allow up to 1,275,931 square feet of limited uses permitted in the ML-1 district on a vacant site in the Mount Holly Road corridor.

**PROPERTY OWNER**

Beacon RCP LLC

**PETITIONER**

Beacon RCP 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: 6.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to the environment.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.

Rationale for Recommendation

- The site is currently zoned I-1(CD), allowing similar uses as requested in this petition.
- The petition is consistent with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.
- The petition prohibits many of the most noxious uses such as adult uses and crematoriums that would otherwise be permitted in the ML-1 district.

- The transportation commitments of the previous rezoning, which include a new public street, streetscape enhancements, and a contribution towards improvements at Mount Holly Road & Rhyne Road, have been completed.
- The petition provides a 100' Class A landscape yard along the western property boundary where adjacent to developed N1 Place Type.
- The petition commits to dedicating to Mecklenburg County three acres for a public park and a minimum 90' wide trail easement along the western property boundary.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 5: Safe & Equitable Mobility
  - 7: Integrated Natural & Built Environments
  - 8: Diverse & Resilient Economic Opportunity

## PLANNING STAFF REVIEW

### • Background

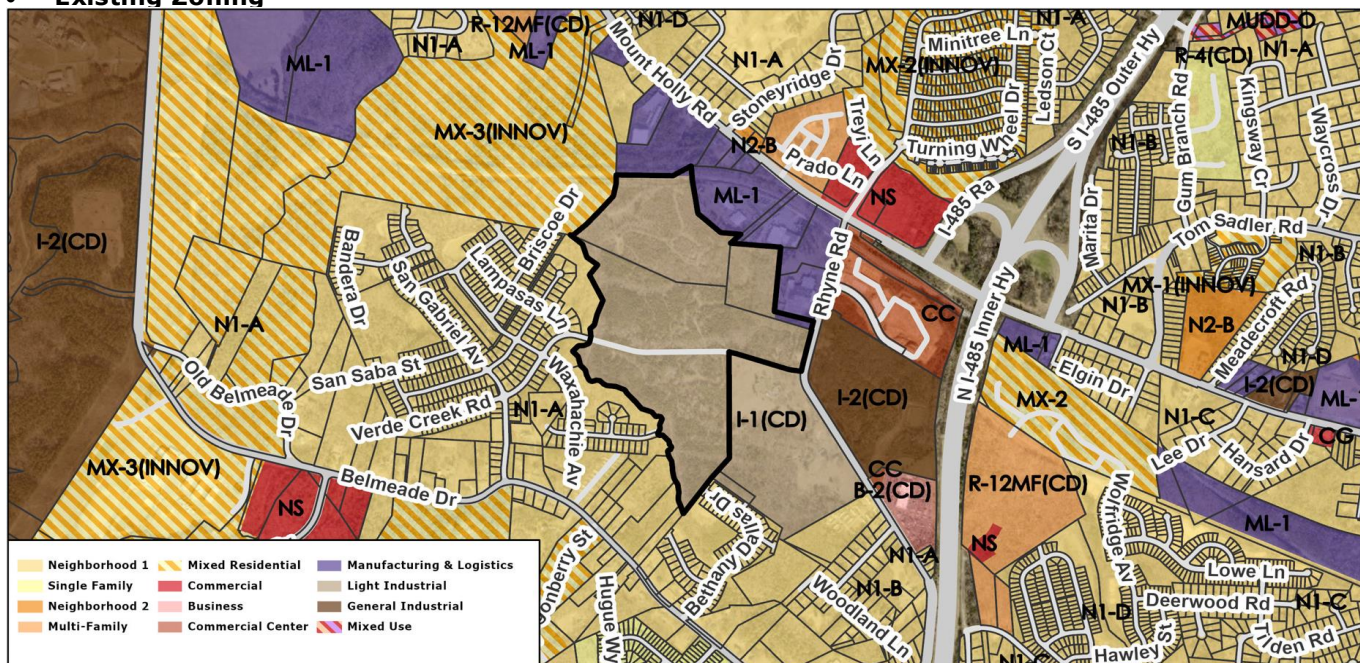
- This petition follows petition 2021-284, which rezoned this site as well as an additional 52 acres to I-1(CD). The transportation commitments of 2021-284 have been completed. The petitioner is seeking to rezone to ML-1(CD) so that the parcel can be developed according to UDO standards.

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

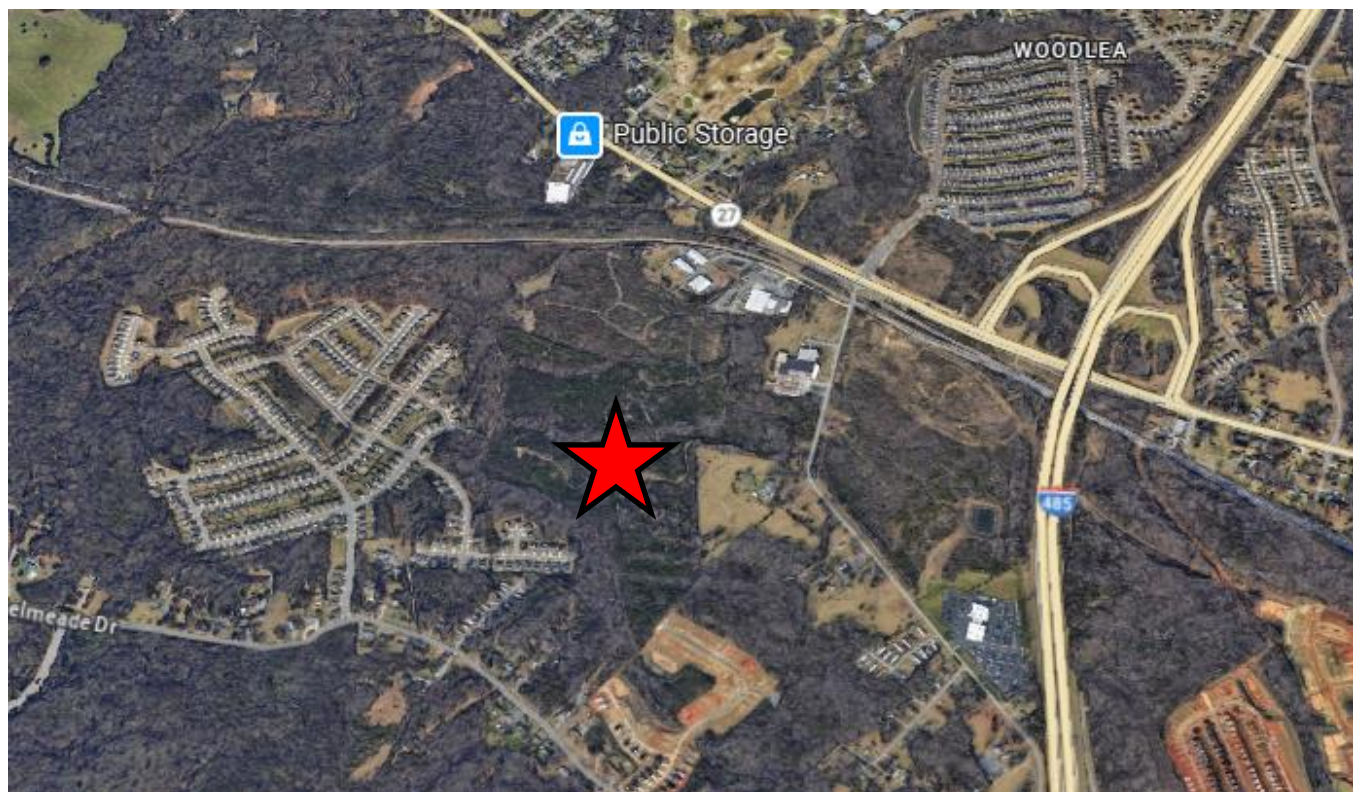
- Allows for 1,275,931 square feet of gross floor area of warehousing, warehouse, distribution, manufacturing, office, and other primary and accessory uses permitted in the ML-1 zoning district.
- Prohibits the following uses: agriculture-industrial processes, adult use, airports, animal crematoriums, armories for meetings and training of military organizations, vehicle repair facility(major or minor), beneficial fill sites, car washes, crematory facilities, commercial rooming houses, dry cleaning and laundry establishments, heliports and helistops, shooting range (indoor), correctional facility, junk yards, petroleum tank farm, cemeteries, landfills, quarries, raceway and dragstrips, railroad freight terminals and yards, stadiums and arenas of no more than 5,000 seats.
- Confirms that transportation commitments under petition 2021-284 have been completed.
- Provides a minimum 100' Class A landscape yard along the western property boundary.
- Commits to dedication of 3 acres to Mecklenburg County for a future neighborhood park.
- Commits to dedication of a minimum 90' wide trail easement along the western property boundary to Mecklenburg County for future trail connection.
- Confirms that the development will have zero footcandles at the property lines of adjacent single-family zoning.

### • Existing Zoning



- The site is zoned I-1(CD) and is surrounded by a mix of districts including ML-1, I-1(CD), I-2(CD), N1-A, MX-3(INNOV).





The site, marked by a red star, is vacant, wooded land. Surrounding uses include industrial uses to the north and east and residential uses to the south and west.



Street view of the site as seen from Rhyne Road.



Street view of industrial uses to the north of the site along Rhyne Road.





Street view of vacant land to the east of the site across Rhyne Rd.

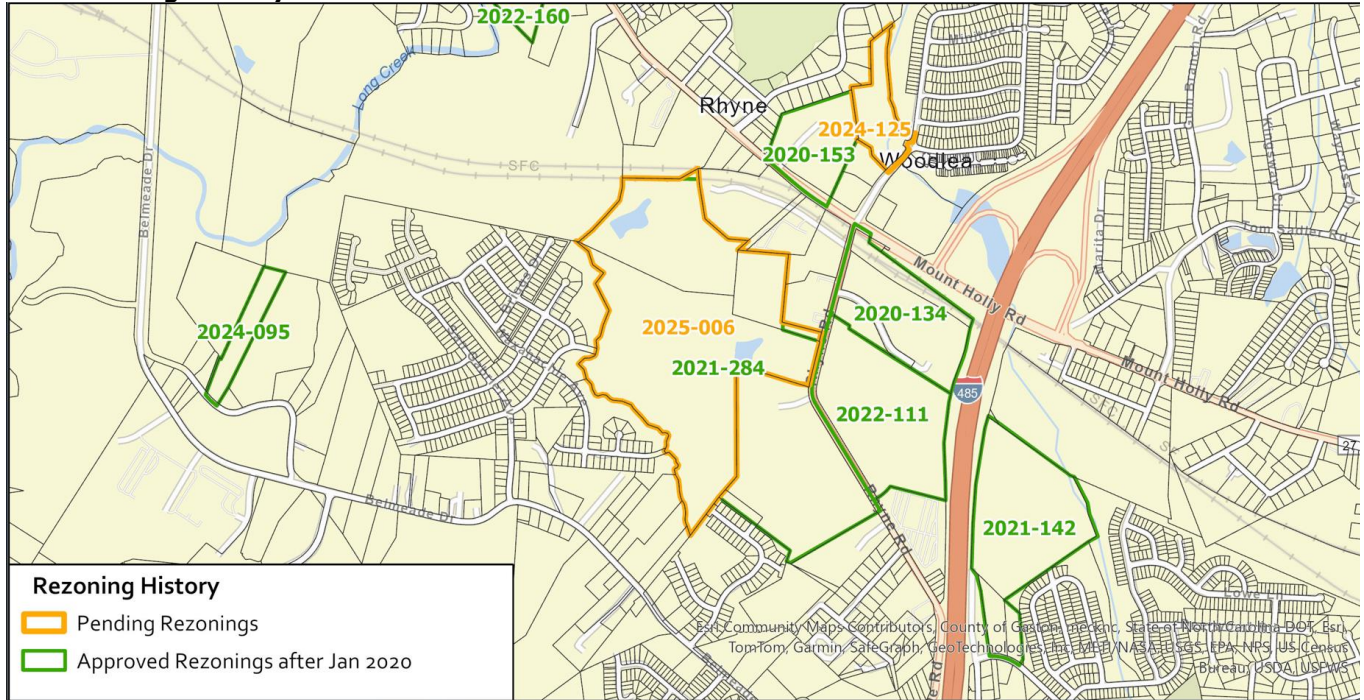


Street view of large lot single-family residential uses to the south of the site along Belmeade Drive.



Street view of single family residential uses to the west of the site along Verde Creek Rd.

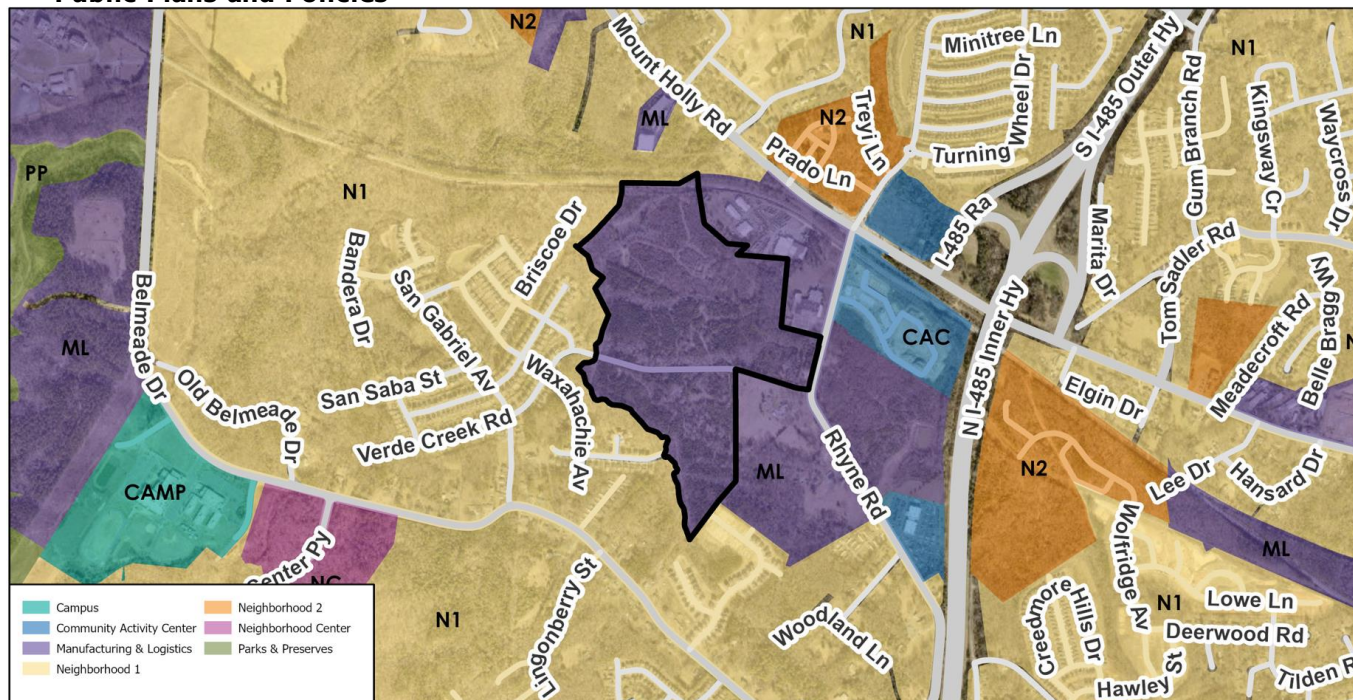
• **Rezoning History in Area**



| Petition Number | Summary of Petition  | Status   |
|-----------------|--|----------|
| 2024-125        | Petition to allow 39 multi-family attached dwellings in N2-A(CD).  | Pending  |
| 2024-095        | Petition to allow all uses permitted in the N1-A CCO district.   | Approved |
| 2022-160        | Petition to allow a multi-family stacked development in the R-12MF(CD) LWPA district.  | Approved |
| 2022-111        | Petition to allow I-2 uses including 40K SF of office, 25K SF of warehouse, 10K SF fabrication shop, 10K SF storage, 5K SF tech shed, and compressed natural gas filling station.  | Approved |
| 2021-284        | Petition to allow up to 1,775,000 SF of I-1 uses.  | Approved |
| 2021-142        | Petition to allow 268 multifamily residential units and 136 single family attached units at a density of 11.22 DUA and 2,750 SF of commercial uses and 9,000 SF of outdoor dining. | Approved |
| 2020-153        | Petition to allow 221 multifamily units at 16.9 DUA.   | Approved |
| 2020-134        | Petition to amend a previously approved plan to allow 336 multifamily units at a floor area ratio of 0.4.  | Approved |



## Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics place type for the site.

## TRANSPORTATION SUMMARY

- The petition is located adjacent to Verde Creek Road, a privately maintained major collector, west of Rhyne Road, a State-maintained minor 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:**
- Water System Improvement on Rhyne Road
  - At the intersection of Rhyne Road and Mount Holly Road
  - The project is for a water system improvement
  - Currently in the construction phase, scheduled completion in early 2027

### Transportation Considerations

- No outstanding issues.

### Vehicle Trip Generation:

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 1,540 trips per day (based on 949,600 SF warehouse).

Proposed Zoning: 2,054 trips per day (based on 1,275,931 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:** 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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Rhyne Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main located inside the zoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See Outstanding Issues, Note 1.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Environment

1. Provide a tree survey identifying all City trees 8" DBH or greater and all planted City trees, all existing heritage trees on the site, and any existing areas of the site used for credit toward meeting previously approved tree save or green area requirements.
- 

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

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