

June 16, 2025

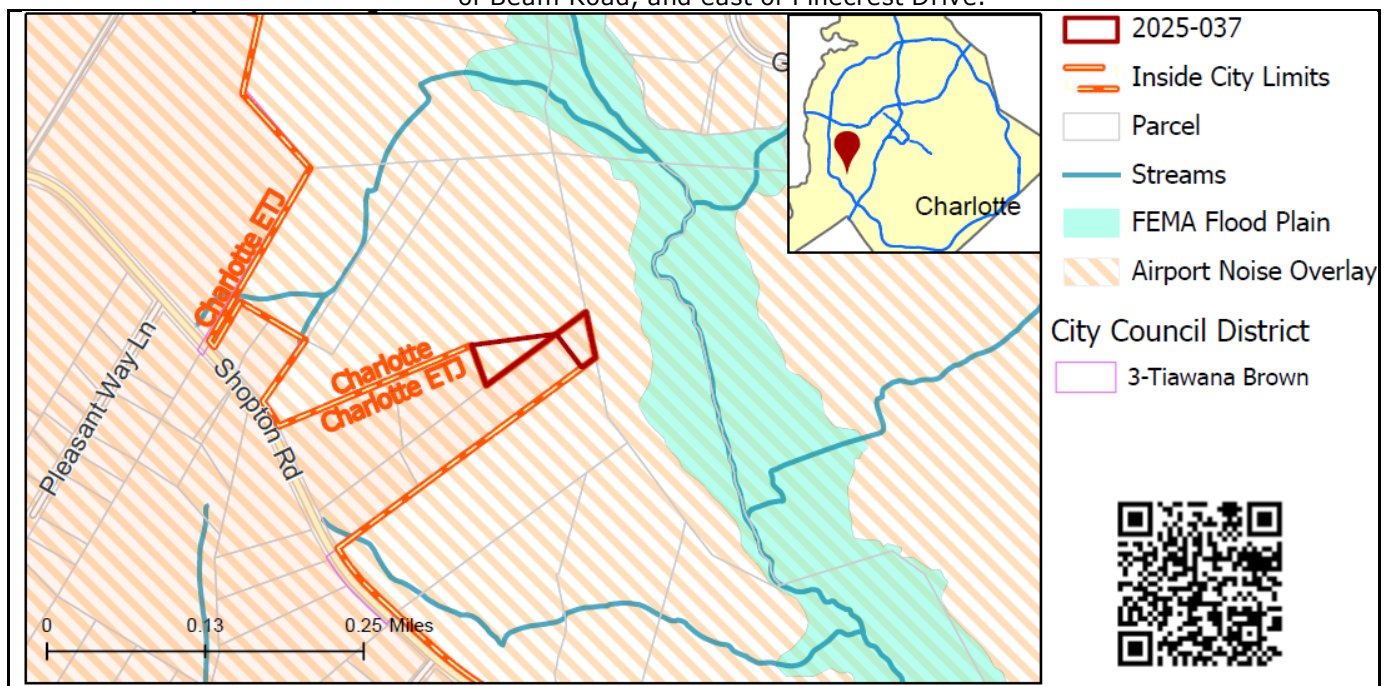
REQUEST

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

Proposed Zoning: ML-1(CD) ANDO (Manufacturing & Logistics 1, Conditional, Airport Noise Disclosure Overlay), N1-A(CD) ANDO (Neighborhood 1-A, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 1.23 acres located on the north side of Shopton Road, west of Beam Road, and east of Pinecrest Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the N1-A district on the portion of the site currently zoned I-1(CD) ANDO and a vehicular driveway and associated improvements on the portion of the site currently zoned N1-A ANDO.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Eastgroup Properties, L.P.; Carlos E. De Santiago and Maria Duron Morales
Eastgroup Properties, L.P.
John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type and the Neighborhood 1 Place Type.

Rationale for Recommendation

- The petition and an associated land swap would facilitate a more efficient vehicular and truck private driveway connection for a previously approved rezoning and light industrial development.

- The petition would allow for internal connectivity between two sides of a light industrial operation, reducing vehicular and truck traffic impacts to Shopton Road.
- The site is located approximately two miles south of Charlotte Douglas International Airport and is within the Airport Noise Disclosure Overlay.
- 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*. The western portion of the site will change from the Manufacturing & Logistics Place Type to the Neighborhood 1 Place Type. The eastern portion of the site will change from the Neighborhood 1 Place Type to the Manufacturing & Logistics Place Type.

PLANNING STAFF REVIEW

• Background

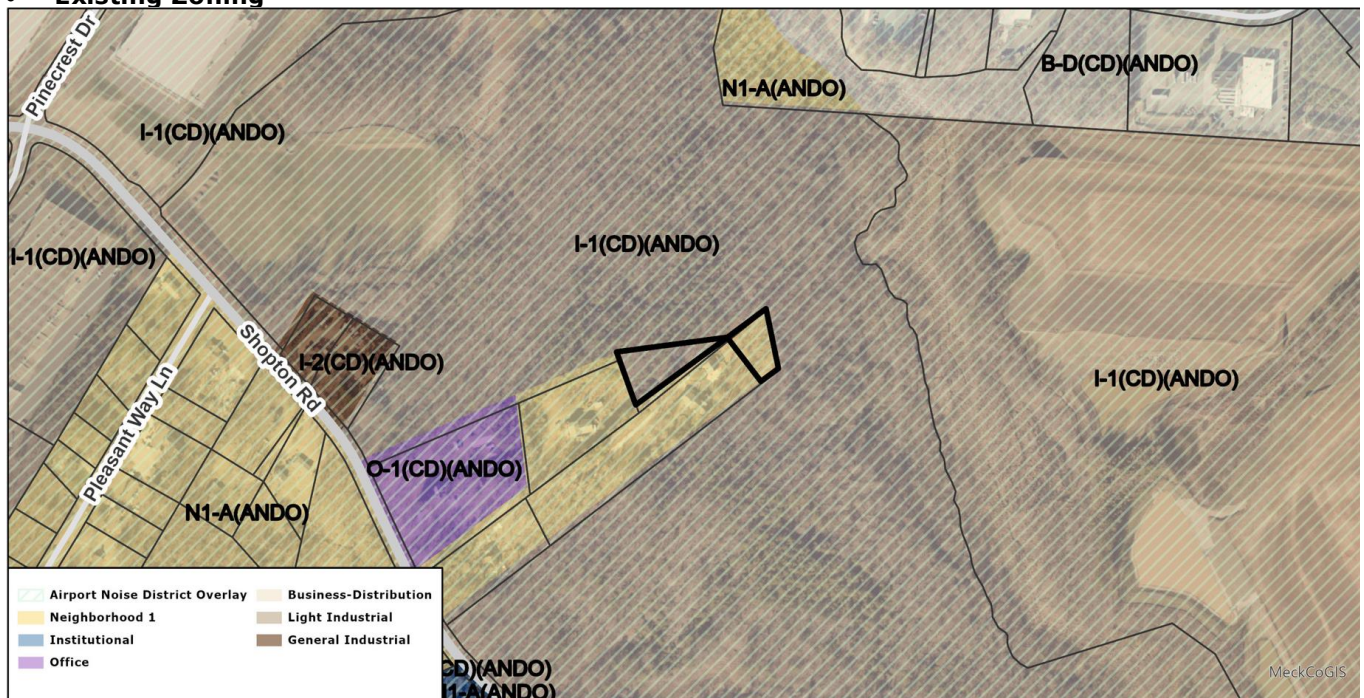
- An industrial park is being developed by the petitioner on tax parcel #141-071-04. This petition and an associated land swap would facilitate a more efficient vehicular and truck private driveway connection between the northern and southern portions of tax parcel #141-071-04.

• Proposed Request Details

The development standards accompanying this petition contain the following provisions:

- All uses permitted in the N1-A zoning district are permitted in the specified portion of tax parcel #14107104 (western portion of site).
- Only a vehicular and truck private driveway connection are permitted in the specified portion of tax parcel #14107117 (eastern portion of site).

• Existing Zoning



- The western portion of the site is zoned I-1(CD)AND0 (Light Industrial, Conditional, Airport Noise Disclosure Overlay) and is part of a large rezoning (2017-097) that entitled 1,000,000 square feet of light industrial uses on 117 acres. The eastern portion of the site is zoned N1-A AND0. (Neighborhood 1-A, Airport Noise Disclosure Overlay. The site is surrounded by a mix of zoning districts including N1-A AND0, O-1(CD) AND0 (Office, Conditional, Airport Noise Disclosure Overlay), I-1(CD) AND0, and I-2(CD) AND0 (General Industrial, Conditional, Airport Noise Disclosure Overlay).



The site, marked by a red star, is surrounded by a few single-family dwellings and industrial uses on large parcels.

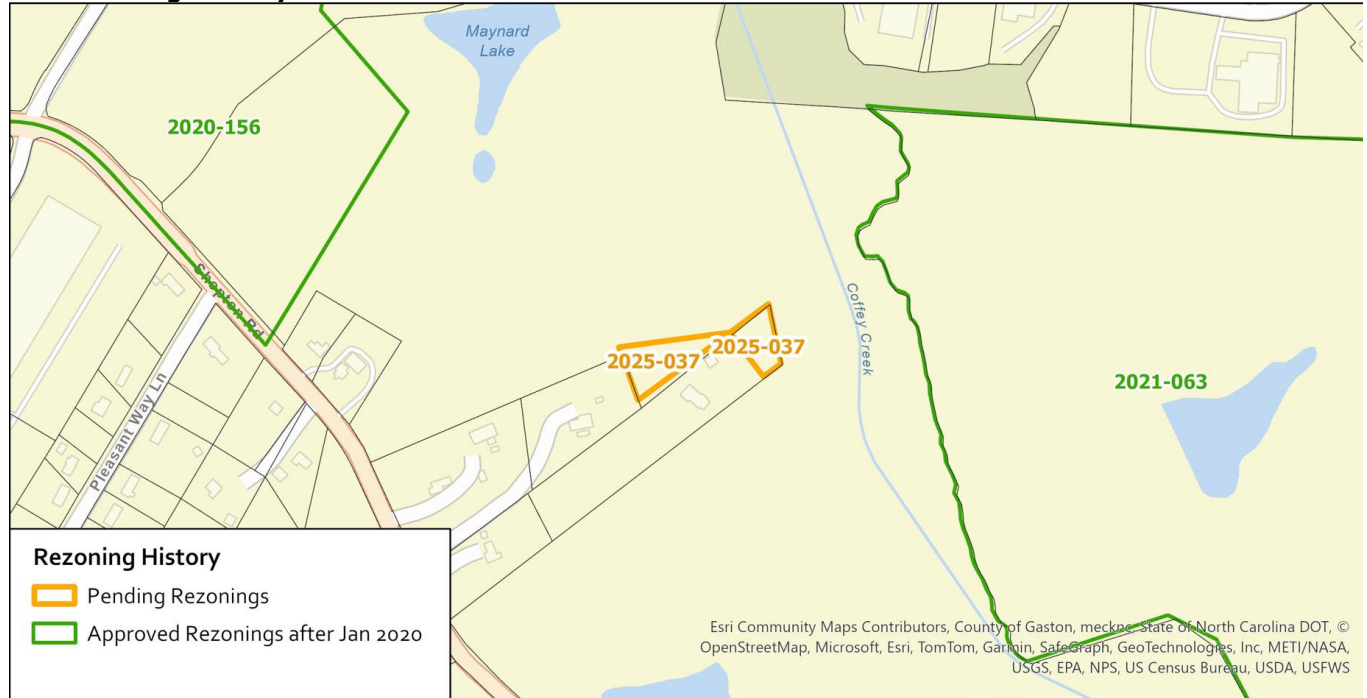


A closer aerial view of the site, including the driveway for the single-family dwelling extending from Shopton Road. The eastern and western portions of the site are marked by red stars.



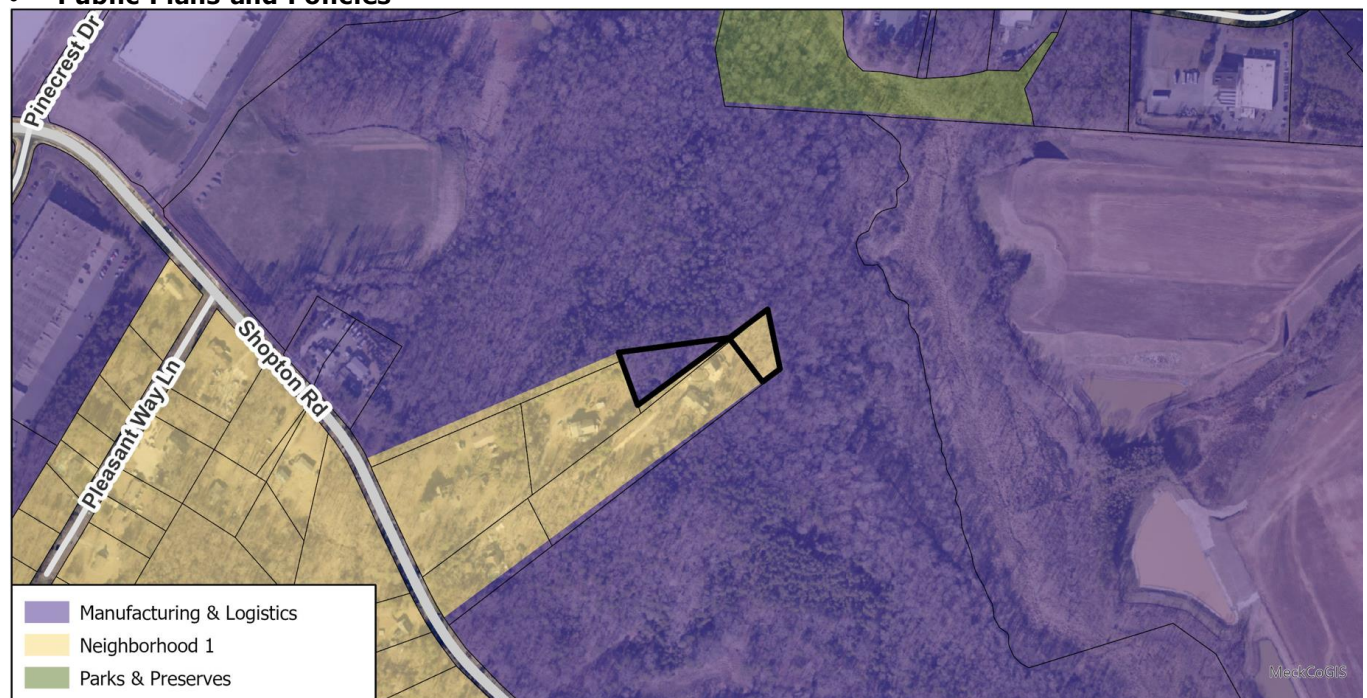
Street view of Shopton Road at the driveway for the single-family dwelling.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-063	Petition to rezone 105 acres to I-1(CD) AIR (Light Industrial, Conditional, Airport Noise Overlay) to allow 1.25 million SF of light industrial uses.	Approved
2020-156	Petition to rezone 38 acres to I-1(CD) AIR (Light Industrial, Conditional, Airport Noise Overlay) to allow 550,000 SF of light industrial uses.	Approved

• Public Plans and Policies



- The *2040 Policy Map* (2022) recommends the Manufacturing & Logistics Place Type for the western portion of the site and the Neighborhood 1 Place Type for the eastern portion of the site.

• TRANSPORTATION SUMMARY

- The petition is located north of Shopton Road, a State-maintained minor arterial, and east of Pinecrest Drive, a privately maintained street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional 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:**

- N/A

• Transportation Considerations

- No outstanding issues.

• Vehicle Trip Generation:

Current Zoning:

Existing Use: 15 trips per day (based on one single family dwelling).

Entitlement: 28 trips per day (based on one single family units and 7,600 SF of industrial uses.).

Proposed Zoning: 36 trips per day (based on two single family units and 4,600 SF of industrial uses).

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:** Due to the relatively small acreage of the site, the development allowed under both the existing and proposed zoning may not generate students.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 900 feet west of the rezoning boundary along Shopton Rd. 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 water system connections. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 500 feet east of the rezoning boundary. 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
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908