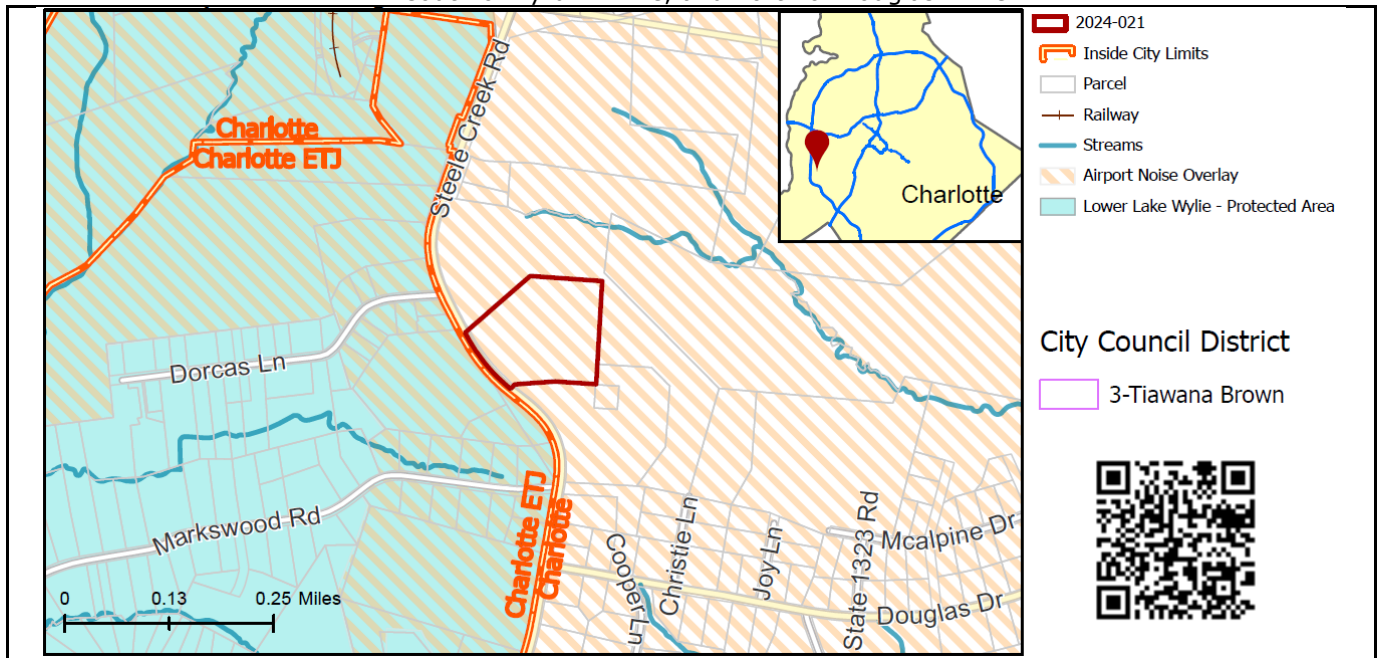


**REQUEST**

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise District Overlay)  
Proposed Zoning: ML-2 ANDO (Manufacturing and Logistics-2, Airport Noise District Overlay).

**LOCATION**

Approximately 10.20 acres located along the east side of Steele Creek Road, south of Byrum Drive, and north of Douglas Drive.



**SUMMARY OF PETITION**

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

**PROPERTY OWNER**

Foundry Commercial

**PETITIONER**

Steele Creek Presbyterian Church

**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: 5  
Number of people attending the second Community Meeting: 10

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition is consistent with the 2040 Policy Map recommendation for Manufacturing & Logistics place type and is surrounded primarily by other parcels both recommended for Manufacturing & Logistics place type and zoned ML-2.
- The site is less than one mile from Charlotte Douglas International Airport and is within the Airport Noise Disclosure Overlay, making it

less attractive for development under the current zoning of N1-A ANDO.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

**PLANNING STAFF REVIEW**

- **Background:**
  - On April 15, 1991, on the recommendation of the Charlotte-Mecklenburg Historic Landmarks Commission, the Mecklenburg County Board of Commissioners expressly designated both the Steele Creek Presbyterian Church and its adjacent cemetery, jointly comprising a total area of 37.575 acres, as a local historic landmark. In addition, effective February 21, 1991, the church and cemetery were also added to the National Register of Historic Places.
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning**



- The site is zoned N1-A and is adjacent to other N1-A zoned properties to the west and surrounded by ML-2 zoning to the north, south, and east.





The site, marked by a red star, is occupied by a cemetery. Surrounding uses include vacant wooded land to the east and north, with single family residential to the west. To the south of the site is Steele Creek Presbyterian Church at Pleasant Hill.



The site is currently occupied by a cemetery associated with Steele Creek Presbyterian Church at Pleasant Hill.





North of the site along Dorcas Lane is a single-family detached residential area.



South of the site on Douglas Drive are single-family detached residential homes.





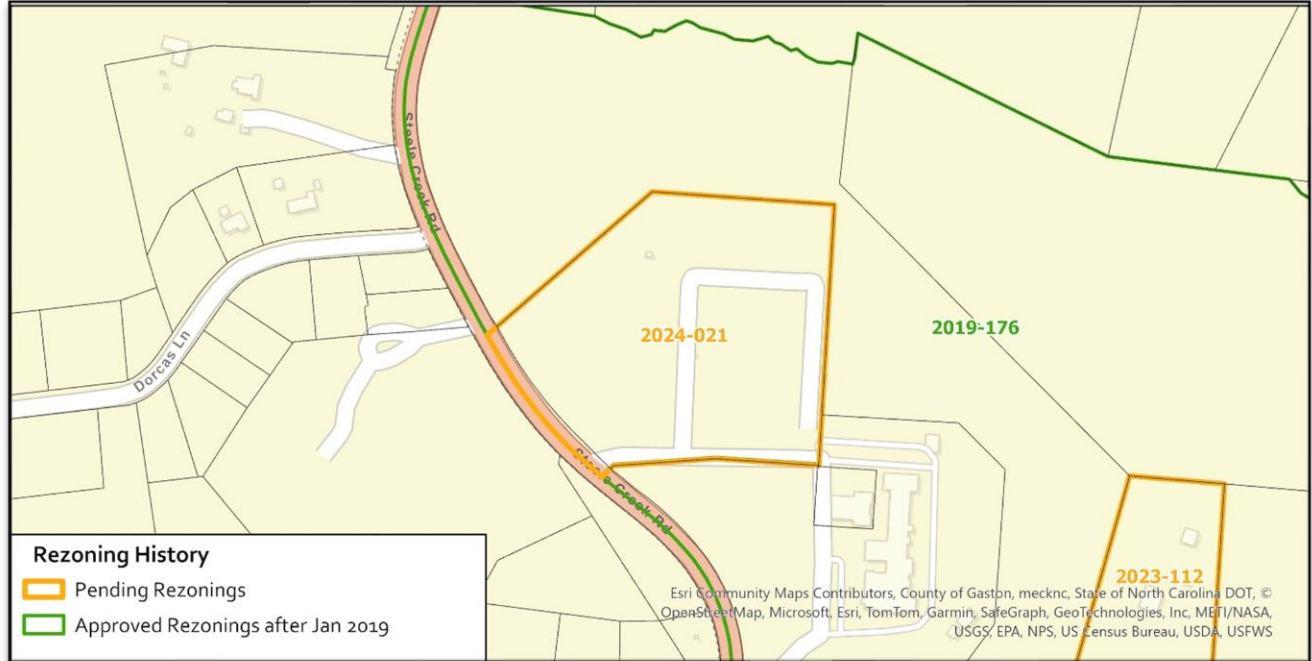
South of the site on Steele Creek Road is Steele Creek Presbyterian Church at Pleasant Hill and single-family detached residential homes.



West of the site is vacant wooded land.



• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-112	5.03 acres from N1-A ANDO to ML-2(CD) ANDO	Pending
2019-176	78.68 acres from R-3 to I-2	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Manufacturing and Logistics Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Steele Creek Road, a State-maintained major arterial, north of Douglas Drive, a City-maintained local street. The petition is located in the Shopton Road Activity Center outside of Route 4, within the I-485 Interchange Analysis Study.

• **Active Projects:**

- TIP – Western Parkway
  - Project Limits: Billy Graham Pkwy to Steele Creek Rd
  - TIP Number: Not applicable

- Advanced Project Description: New 4 lane roadway, with median and multi-use path
- ROW Year: Undetermined
- Construction Year: Undetermined
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: - trips per day (based on Cemetery).
    - Entitlement: 334 trips per day (based on Single Family, N1-A).
  - Proposed Zoning: 280 trips per day (based on Warehousing, ML-2).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** 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:** 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