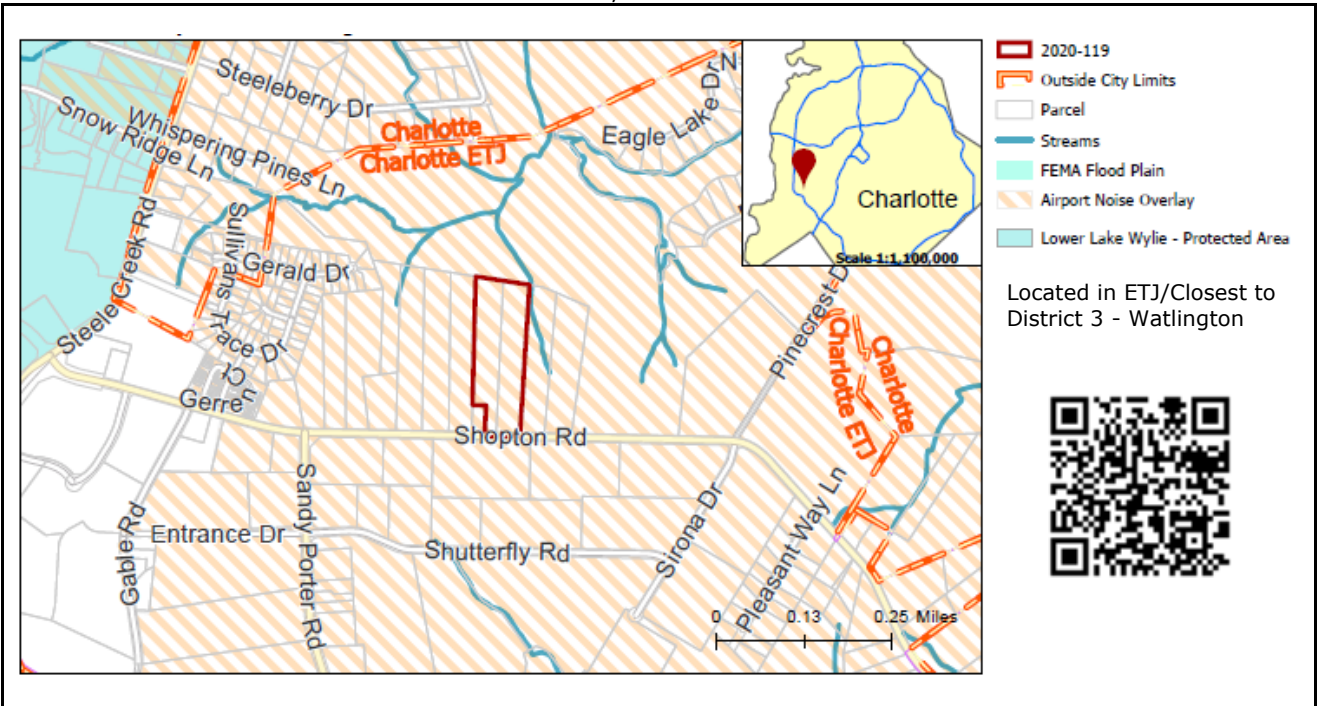


**REQUEST**

Current Zoning: R-3 AIR (single family residential, airport noise overlay)  
Proposed Zoning: I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

**LOCATION**

Approximately 9.78 acres north of Shopton Road, east of Steele Creek Road, and west of Pinecrest Drive.



**SUMMARY OF PETITION**

The petition proposes to [rezone a 9.78-acre parcel](#) to I-2 (CD) AIR to accommodate office, warehouse, and distribution uses with outdoor storage.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

The Maintenance Team Inc  
The Maintenance Team Inc  
John Carmichael

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of a requested technical revision related to site and building design.

Plan Consistency

The petition is **consistent** with the *Westside Strategy Plan (2000)* recommendation for office/business park/industrial uses for this site.

Rationale for Recommendation

- The proposed use is consistent with the office/business park/industrial uses recommended for this site and surrounding area.
- Industrial uses are prevalent in the surrounding area, which is part of the Shopton Road Industrial Activity Center as part of the *Centers, Corridors and Wedges Growth Framework*.

- The petition commits to transportation improvements along Shopton Road including a 5’ bicycle lane, 8’ planting strip, and 6’ sidewalk.
- The proposed industrial uses will be screened from adjacent residential zoning and uses by a minimum 75’ buffer with a berm.

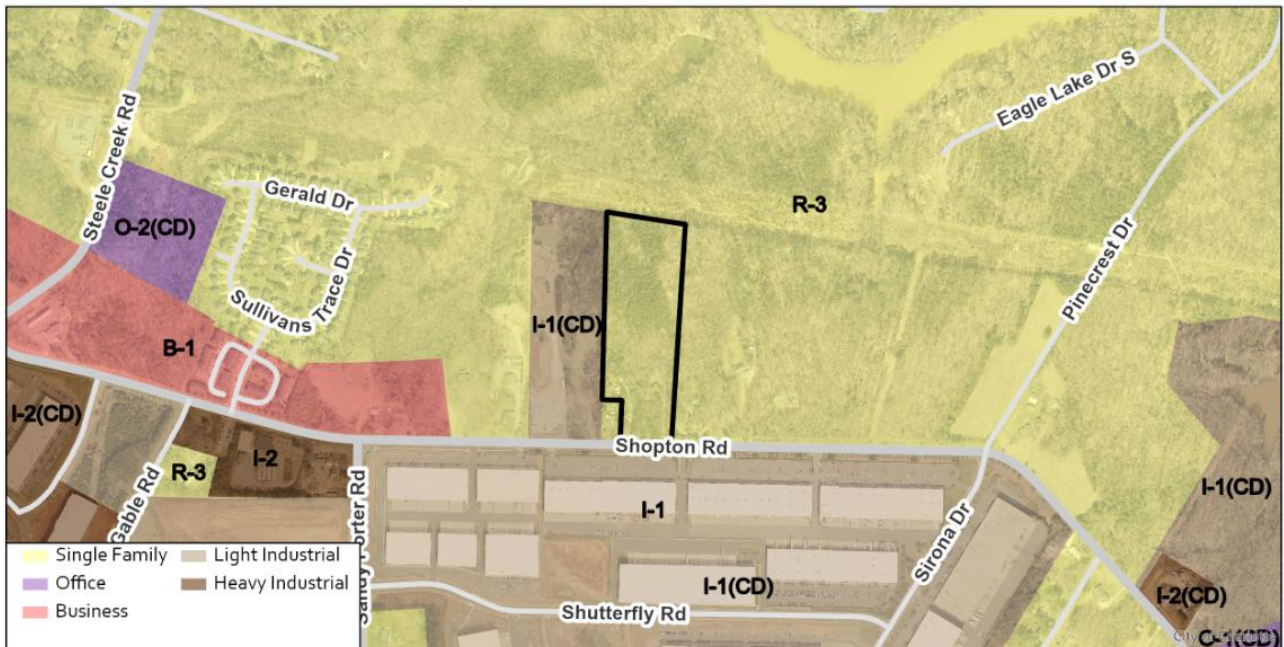
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for office, light industrial, contractor offices, warehousing, and outdoor storage uses along with other uses permitted in the I-2 zoning district in a 100,000 square foot maximum building.
- Prohibits the following uses:
  - Abattoirs
  - Adult establishment
  - Amusement, commercial outdoors
  - Animal crematoriums
  - Automobile rentals
  - Automotive service and repair
  - Barber and beauty shops
  - Car washes
  - Crematory facilities
  - Financial institutions
  - Government buildings
  - Eating, Drinking, & Entertainment Establishments (Type 1 and Type 2)
  - Retail establishments and business, personal, and recreational services
- Allows for one principal building as well as accessory buildings and structures.
- Permits the principal building to be constructed in phases to a maximum of 100,000 square feet.
- Commits to the construction of a 5’ bicycle lane, 3’ buffer, curb and gutter, 8’ planting strip, and 6’ sidewalk along the site’s Shopton Road frontage.
- Commits to constructing an eastbound left turn lane to the site’s driveway with 150’ feet of storage.
- Establishes a maximum building height of 55’.
- Commits to a 100’ Class A buffer, reduced to 75’ with use of a berm as allowed by ordinance, at the property lines adjacent to R-3 zoned parcels.

• **Existing Zoning and Land Use**



The portion of the site closest to Shopton Road is developed with two single family homes while the majority of the property in the rear is wooded, undeveloped land. The surrounding land uses include industrial, single family residential, and wooded, vacant land.





The subject property is primarily wooded land with two single family homes near Shopton Road.



The property to the north of the site is wooded, undeveloped land. The site is denoted by a red star.





The properties to the south of the site are developed with industrial uses. The site is denoted by a red star.



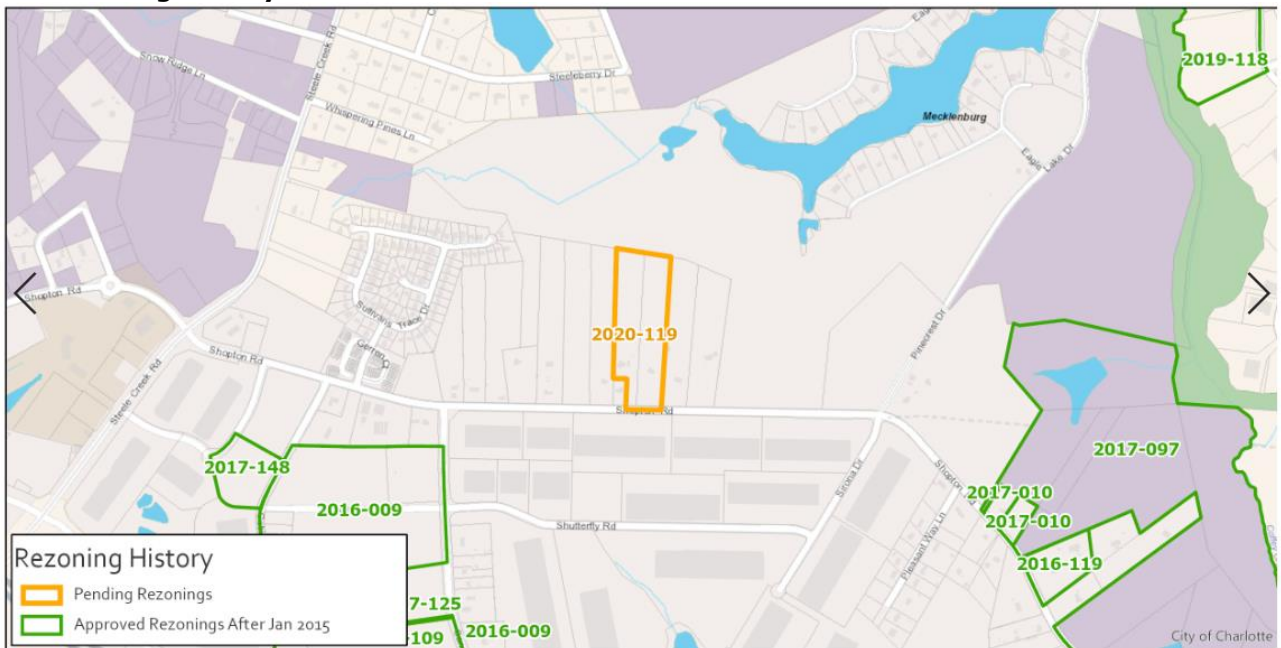
The property to the west is under construction for industrial uses.





The properties to the east are developed with single family residential uses. The site is denoted by a red star.

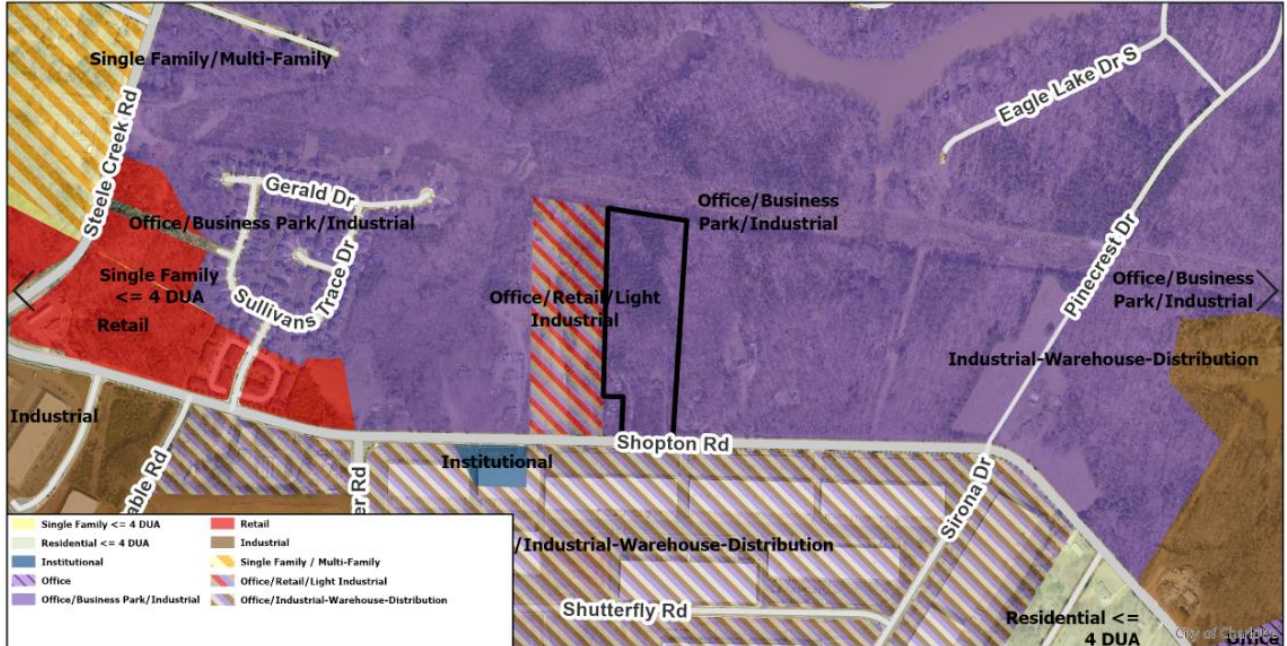
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-009	The petition rezoned 48.8 acres to I-1(CD) to allow up to 525,000 square feet of office, industrial, and distribution uses.	Approved
2016-119	The petition rezoned 3.62 acres to O-1(CD) SPA to accommodate general and professional office uses.	Approved
2017-010	The petition rezoned 2.18 acres to I-2(CD) & I-2(CD) SPA to allow the expansion of a sanitation business.	Approved
2017-097	The petition rezoned 117.16 acres to I-1(CD) to allow construction of a commercial/industrial/warehouse park.	Approved

2017-148	The petition rezoned 3.96 acres to I-2(CD) SPA to revise the orientation and layout of a proposed building in an existing industrial business park.	Approved
2019-118	The petition rezoned 90.47 acres to I-1 to allow industrial uses.	Approved

• **Public Plans and Policies**



- The *Westside Strategy Plan* recommends office/business park/industrial uses on this site.
- **TRANSPORTATION SUMMARY**
  - The site is located on Shopton Road, a state-maintained minor thoroughfare, approximately ¾ of a mile east of Steele Creek Road. As a part of this development, in-line with the City’s WALKS and BIKES policies, the petitioner has agreed to construct an 8-foot planting strip and a 6-foot sidewalk as well as a 5-foot buffered bike lane along the site’s Shopton Road frontage.
  - **Active Projects:**
    - There are no active projects in the vicinity of the site.
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 20 trips per day (based on 2 single family homes).
      - Entitlement: 335 trips per day (based on 29 single family homes).
    - Proposed Zoning: 205 trips per day (based on 100,000 square feet of warehouse).

**DEPARTMENT COMMENTS** (see full department reports online)

- **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:** Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No comments submitted.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** 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.

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

1. Please correct Note 4.A regarding maximum building height. The maximum height is governed by the airport overlay height restrictions.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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