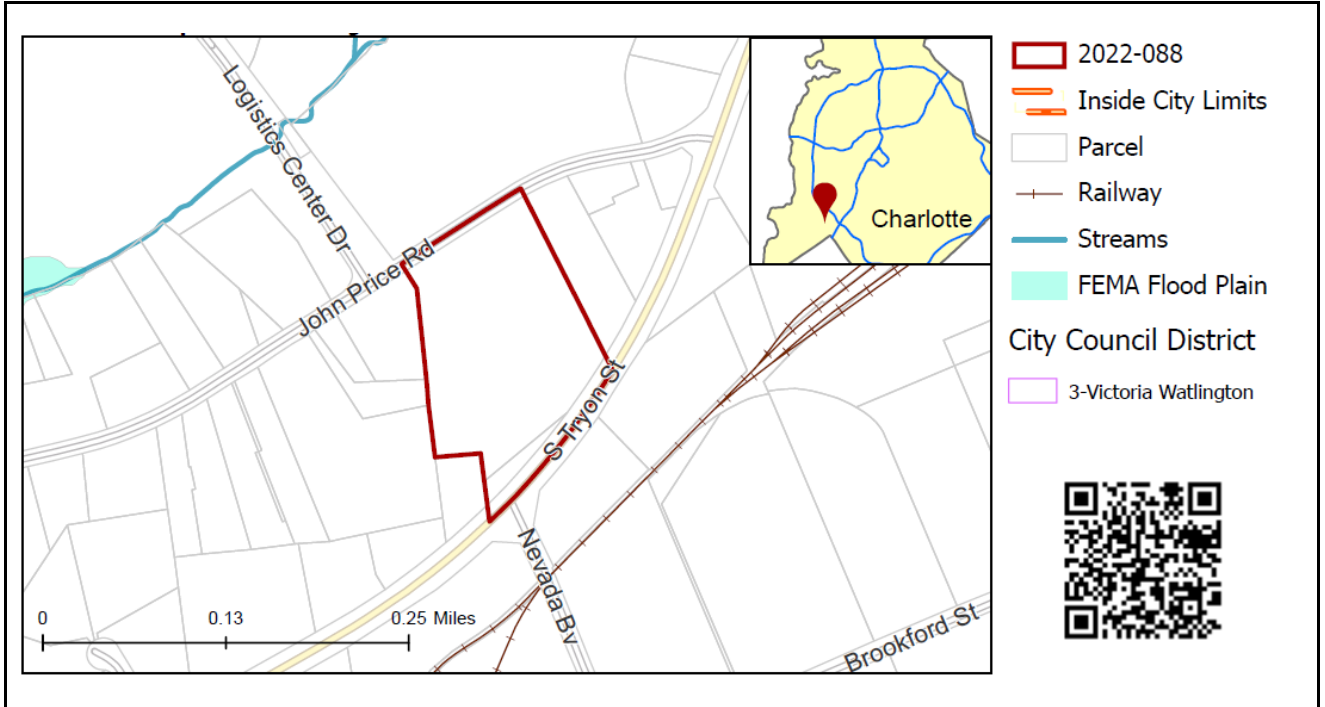


**REQUEST**

Current Zoning: I-1 (light industrial)  
Proposed Zoning: I-2 (CD) (general industrial, conditional)

**LOCATION**

Approximately 10.54 acres located on the north side of S Tryon Street between York Center Drive and John Price Road.



**SUMMARY OF PETITION**

The petition proposes to allow development of a vacant parcel in the Steele Creek community with a full-service facility for solid waste and recycling collection and transport.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Mecklenburg County  
Mecklenburg County  
Albert Glenn, SCS Engineers

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The site is already zoned for industrial uses and surrounded by existing industrial developments.
- The area is within a Manufacturing & Logistics place type where recycling and collections centers area appropriate.
- The petition will minimize the impact of the proposed recycling center on adjacent properties and the public realm through implementing a 6' high wall along the southern and eastern boundaries, 56.25' Class B buffer along the southwestern and

eastern boundaries, and a retaining wall and landscaped yard along the western boundary.

- The petition commits to streetscape improvements along both public street frontages with 8' planting strip and 12' multi-use path along S. Tryon Street and 8' planting strip and 6' sidewalk along John Price Road.
- The petition could help facilitate Goals 5 (Safe & Equitable Mobility), 6 (Healthy, Safe & Active Communities), 7 (Integrated Natural & Built Environments), 8 (Diverse & Resilient Economic Opportunity), and 10 (Fiscally Responsible) of the Charlotte Future 2040 Comprehensive Plan.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments
  - 8: Diverse & Resilient Economic Opportunity
  - 10: Fiscally Responsible

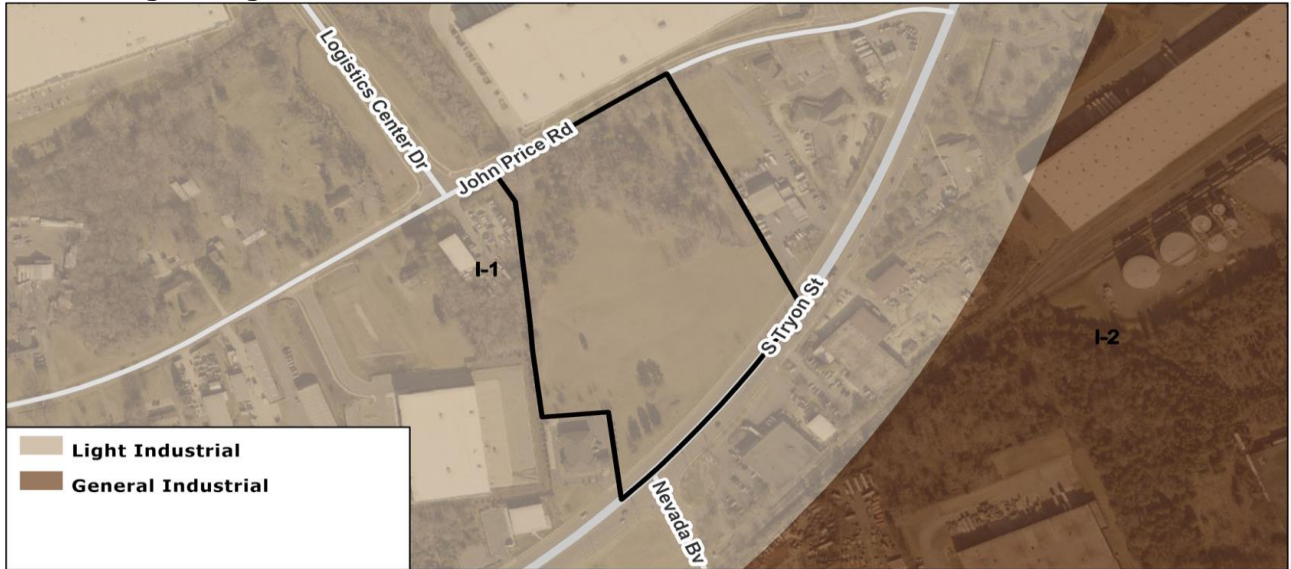
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

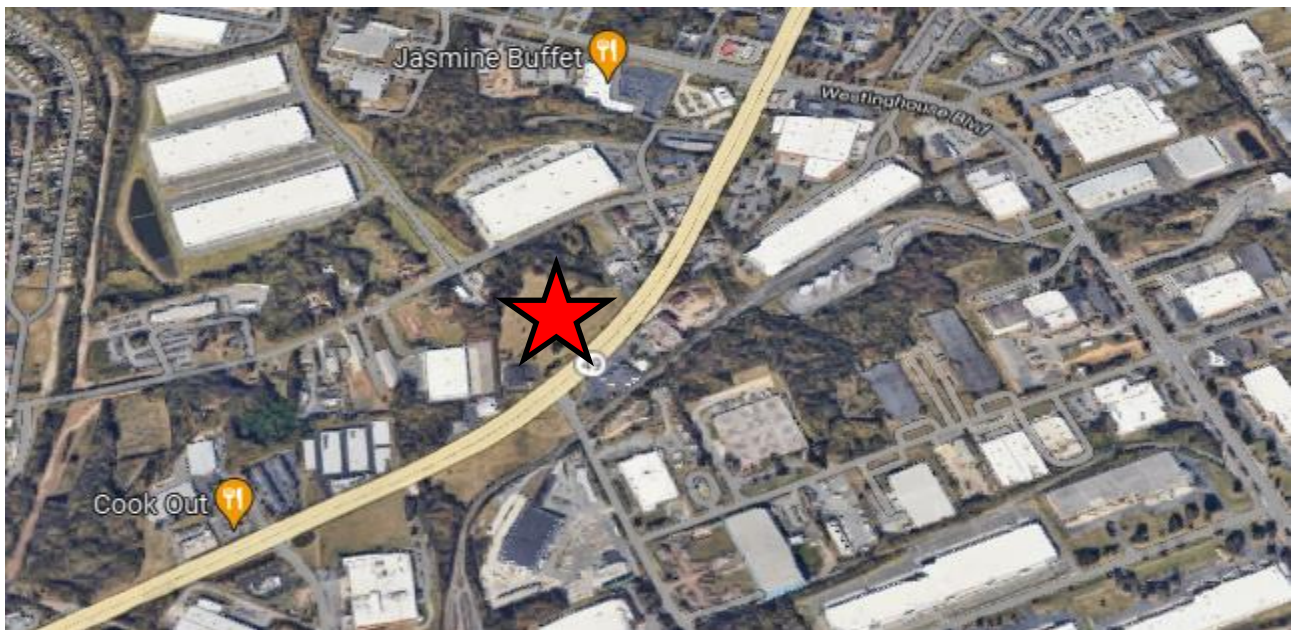
- Allows for all uses permitted in the I-2 district with the exception of the following: adult care centers, armories for meetings and training of military organizations, jails and prisons, post offices, religious institutions, stadiums up to 5,000 seats, adult establishment, crematory facilities, locksmiths and gunsmiths, tattoo establishment, abattoirs, foundries, junk yards, medical waste disposal facilities as a principal use, airports, cemeteries, construction and demolition (C&D) landfills, animal crematorium, demolitions landfills as a major special use, heliports and helistops, land clearing and inert debris landfill (LCID), quarries, raceways and dragstrips, sanitary landfills, private kennels as an accessory use and structure, private stables as an accessory use and structure, satellite dish farm as an accessory use and structure.
- Limits the number of buildings to nine.
- Commits to installing a 75' Class B buffer along the eastern and southwestern property boundaries.
- Commits to installing a 6' high wall along the southern property boundary adjacent to S Tryon St.
- Commits to installing a 10' wide landscaped buffer with security fence and retaining wall along the western property boundary.
- Limits outdoor lighting to 35' in height and requires it to be shielded and downwardly directed.
- Commits to the following transportation improvements:
  - Dedication of 66' of right-of-way from centerline of S Tryon St with implementation of 8' planting strip and 12' multi-use path.
  - Dedication of 36' of right-of-way from centerline of John Price Rd with implementation of 8' planting strip and 6' sidewalk.
  - Construction of left turn lane at eastern driveway with 150' of storage and striping of a two-way left turn lane from the eastern driveway to Logistics Center Dr.
  - Construction of and ADA compliant bus waiting pad along S Tryon St in coordination with CATS.

• Existing Zoning and Land Use



The site and surrounding properties are zoned for industrial use.

Existing Zoning	Translated Zoning	Recommended Place Type
I-1 (light industrial)	ML-1 (manufacturing & logistics)	Manufacturing & Logistics



The site, marked by a red star, is surrounded by industrial and commercial uses.



Streetview of industrial uses north of the site across John Price Road.

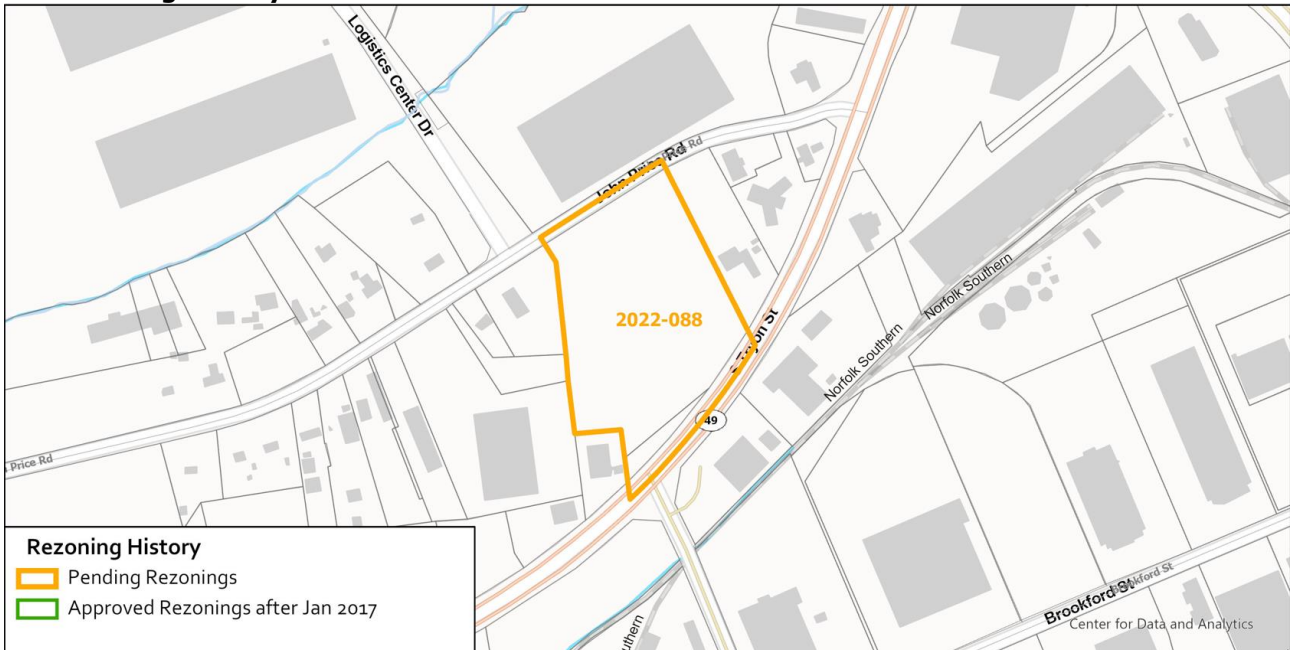


Streetview of commercial uses east of the site, which are characteristic of uses along this portion of S. Tryon Street.



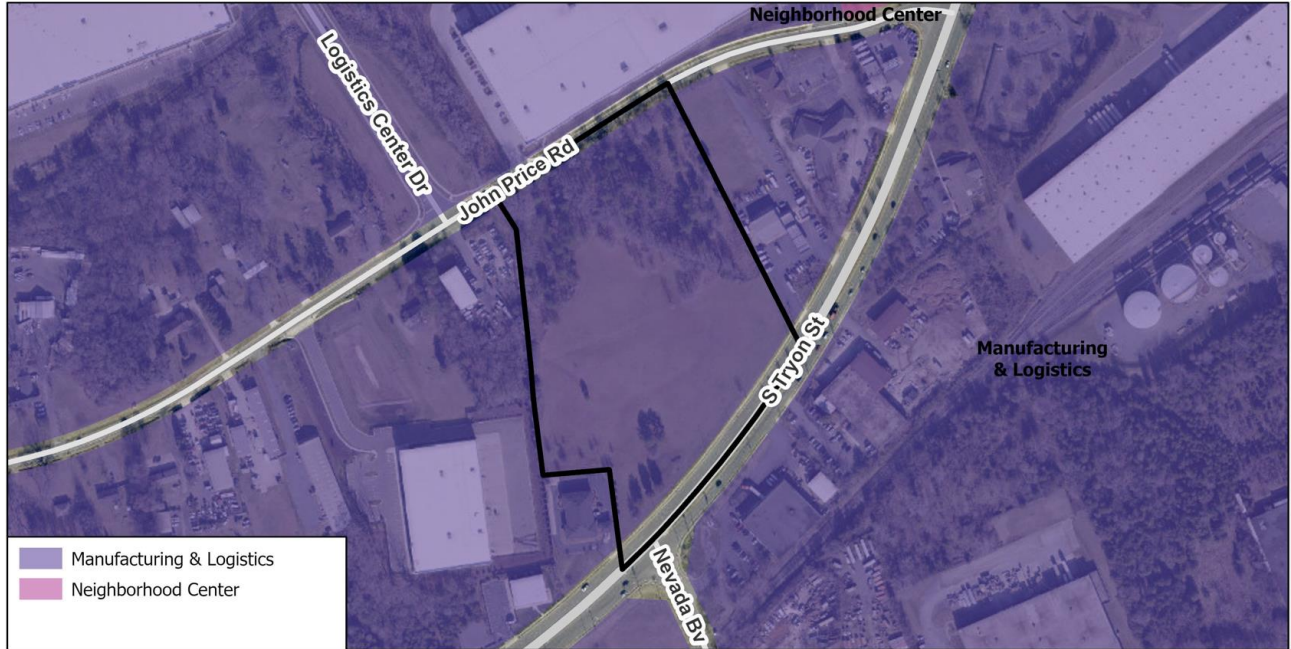
Streetview of industrial uses south of the site across S. Tryon Street.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
There are no recent rezonings in the vicinity of the petition site.		

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics Place Type for this site and surrounding area.
- **TRANSPORTATION SUMMARY**
  - This site is located along John Price Road, a City-maintained collector street, and South Tryon Street, a State-maintained major thoroughfare. In accordance with the City Ordinances and Charlotte WALKS and BIKES Council-adopted Policies, CDOT the petitioner has committed to provide a sidewalk and shared-use path along the site’s frontages of John Price Road and South Tryon Street respectively. Additionally, the petitioner has committed to provide a left-turn lane on John Price Road. Lastly, the petitioner has committed to improve the CATS Bus Stop located on the site’s frontage of Tryon Street.
  - CDOT has no outstanding issues.
  - **Active Projects:**
  - N/A
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant land).
      - Entitlement: 205 trips per day (based on 105,400 SF warehouse).
    - Proposed Zoning: 305 trips per day (based on 64,517 SF recycling center).

**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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along John Price Rd. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 240 feet southeast of the rezoning boundary on Nevada Blvd. 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 accessibility to sewer system connections. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** 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 outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

---

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

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