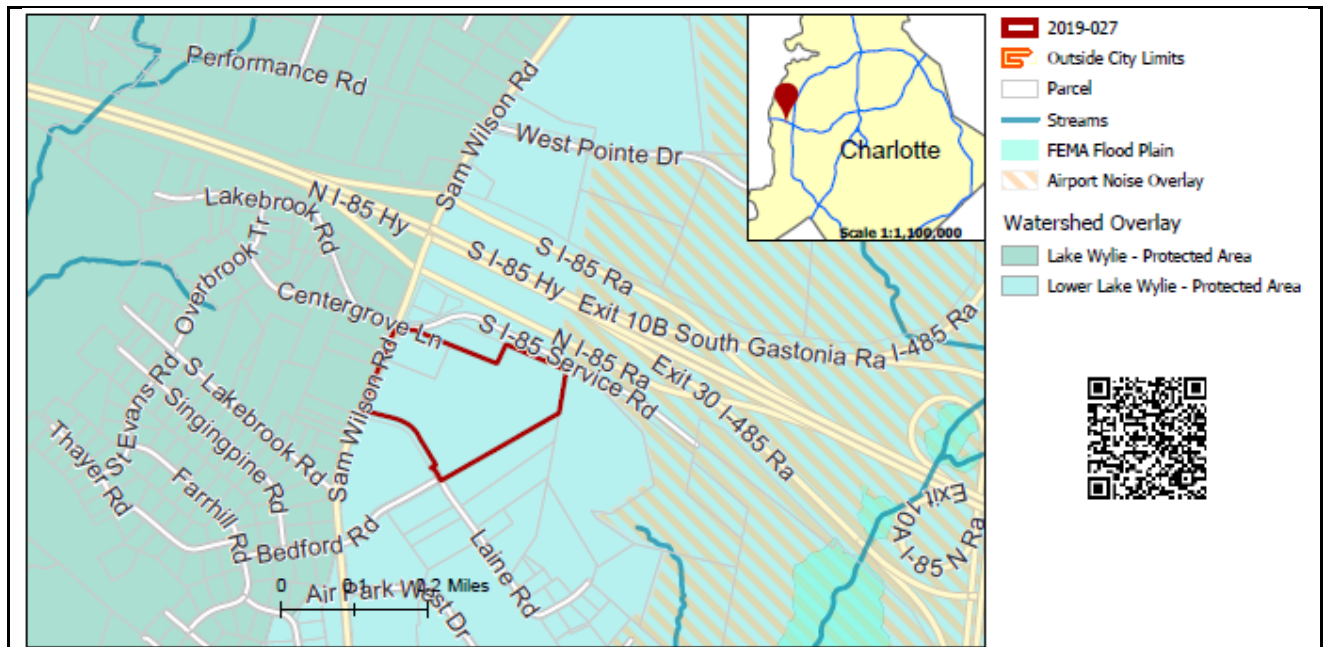


REQUEST

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)
Proposed Zoning: I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

LOCATION

Approximately 20.50 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85.



SUMMARY OF PETITION

The petition proposes to allow industrial uses on property currently developed with church ballfields and a shed, and generally located at the southeast quadrant of Sam Wilson Road and Interstate 85.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Coralstone Prooperties, Inc. and Hope Community Church of Metrolina
Liberty Property Trust
John Carmichael, Robinson Bradshaw
Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the adopted land uses of office/retail/light industrial for the site, per the *Dixie Berryhill Strategic Plan*.

Rationale for Recommendation

- The proposed conditional site plan seeks to limit the I-2 general industrial uses, making it consistent with the light industrial land use recommended for the site.
- The site is within a Growth Corridor, as per the *Centers, Corridors and Wedges Growth Framework*, at an interchange area with Interstate 85, where a number of industrial properties are located.

- On the other side of Interstate 85 and Sam Wilson Road is a new Loves Truck Stop that was rezoned to I-2(CD) in 2016.
- The proposed site plan includes a 75-foot class A buffer along the existing R-3 properties on the east side of this site.

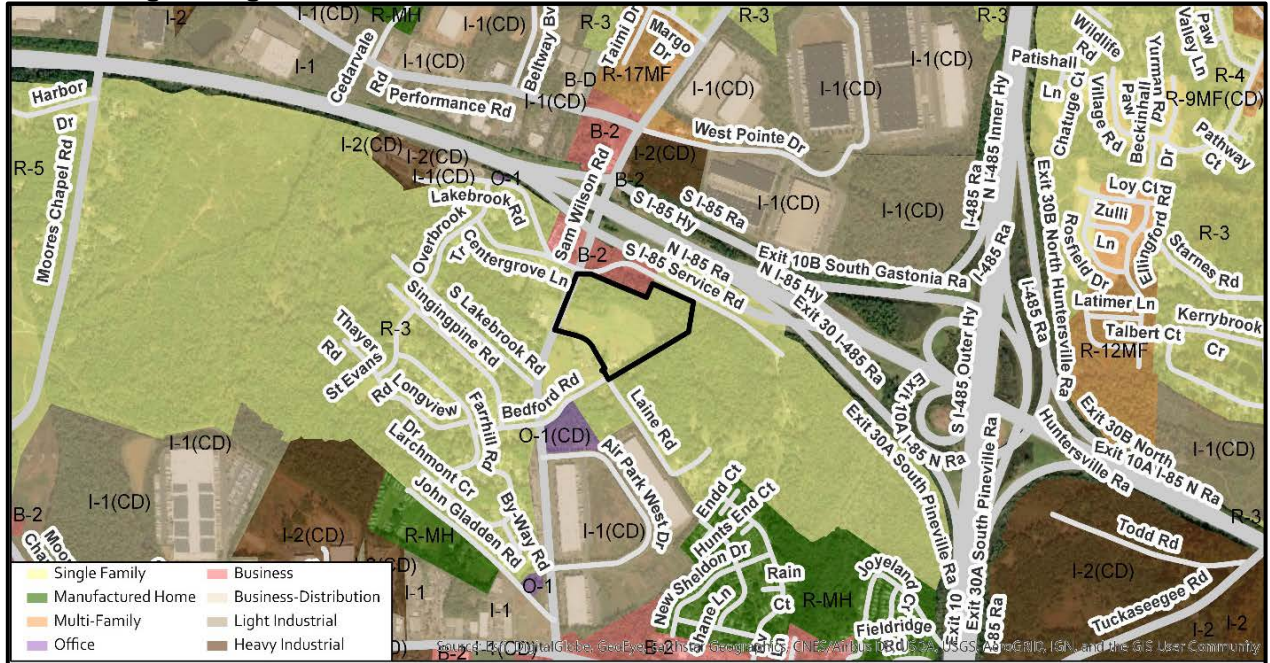
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows 250,000 square feet of industrial uses as permitted in the I-2 (general industrial) district.
- Allows a maximum of 20% or 50,000 square feet for office uses.
- Prohibits the following uses: petroleum storage facilities; junk yards; medical waste disposal facilities; adult establishments; railroad freight yards; abattoir; construction and demolition landfills as a principal use; demolition landfills; foundries; quarries; raceways or dragstrips; waste incinerators; animal crematoriums; eating drinking and entertainment establishments (Type 1 and Type 2); retail sales establishments, shopping centers, business, personal and recreation services; breweries; crematory facilities; sanitary landfills; indoor training and shooting facilities.
- Identifies existing maintenance shed (Lot 2) to remain on the site.
- Limits building height to 50 feet.
- Installs a 100-foot Class A buffer and a 75-foot Class A buffer (reduced from 100 feet with a berm) at points abutting residential zoning.
- Installs a 56.25-foot Class B buffer along property line abutting property zoned B-2 (general business).
- Notes buffers may be reduced or eliminated in the event an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the site, or in the event that a future street is constructed by others along the eastern boundary line of the site
- Proposes the following transportation commitments:
 - Constructs a southbound left turn lane on Sam Wilson Road at the northernmost vehicular access point into the site.
 - Constructs a northbound right turn lane on Sam Wilson Road at the northernmost vehicular access point into the site.
 - **Stripes a southbound left turn lane on Sam Wilson Road at the intersection of Sam Wilson Road and the I-85 Service Road. Adds associated development note.**
 - **Stripes a northbound left turn lane on Sam Wilson Road at the intersection of Sam Wilson Road and Centergrove Lane. Adds associated development note.**
 - Provides a minimum 100 foot driveway site at the northernmost vehicular access point into the site.
 - Limits southernmost vehicular access points into the site to cars, pick-up trucks and vans.
 - Construct and install curb and gutter along the site's frontage on Sam Wilson Road in its future location.
 - Install curb and gutter with 8-foot planting strip and 12-foot multi-use path along Sam Wilson Road frontage.
 - Dedicates and conveys to CDOT or NCDOT as applicable portions of the site located 57 feet from the existing centerline of Sam Wilson Road.
 - Reserves future right-of-way for a new public street to be constructed by others the portion of the site located along the eastern boundary line of the site and measuring 32.5 feet from the eastern boundary of the site as generally shown on the site plan.
 - Proposes existing driveway on southernmost portion of property to remain and be improved for use by adjoining Westmoreland Baptist Church.
- Identifies potential stormwater facility, tree save, and 30-foot post construction stormwater ordinance buffer.

- Existing Zoning and Land Use



- The rezoning site is partially developed with ballfields and a shed, in affiliation with the Westmoreland Baptist Church located directly south, across Laine Road. The remainder of the site is undeveloped. The rezoning site is surrounded by a mix of single family homes, institutional, industrial, and commercial uses in various zoning districts.



The rezoning site is surrounded by a mix of residential, commercial, institutional, and industrial uses and vacant and undeveloped land.

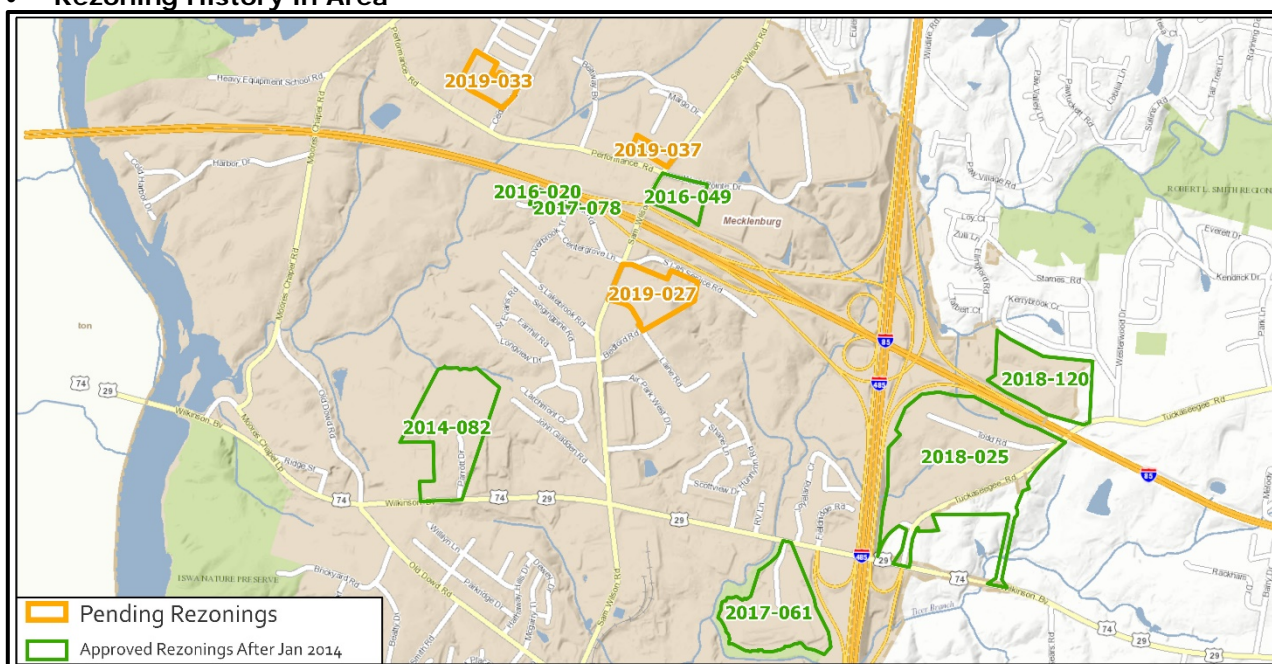


Westmoreland Baptist Church is located to the south.



West Mecklenburg Volunteer Fire Department is located to the west, across Sam Wilson Road.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-037	Rezone approximately 3.08 acres from R-17MF LLWPA to B-2 LLWPA to allow all uses in the B-2 zoning district.	Pending
2019-033	Rezone approximately 9.89 acres from R-MH LWPA to I-2(CD) LWPA to allow uses in the I-1 district and limit uses in the I-2 to include a contractor's office and storage yard.	Pending
2018-120	Rezoned approximately 34.63 acres from R-3 AIR LLWPA to I-1(CD) AIR LLWPA to allow up to 450,000 square feet of warehousing, warehouse/distribution, manufacturing, office and other industrial uses.	Approved
2018-025	Rezoned approximately 108 acres from B-2 AIR LLWPA, I-2 AIR LLWPA, R-3 AIR LLWPA, and R-MH AIR LLWPA to I-2(CD) AIR LLWPA to allow up to 2.4 million square feet of warehousing, warehouse/distribution, manufacturing, office and other industrial uses.	Approved
2017-078	Rezoned approximately 0.19 acres from R-3 LWPA to O-1 LWPA to allow all uses in the office district.	Approved
2017-061	I-1(CD) SPA LLWPA on approximately 42.11 acres amending the previously approved plan in order to eliminate a restriction on the amount of permitted warehouse/distribution space.	Approved
2016-049	Rezoned approximately 10.22 acres from B-2 LLWPA and CC LLWPA to I-2(CD) LLWPA to allow the construction of a truck stop facility which includes a convenience store, attached restaurant drive-through service window, and a tire shop.	Approved
2016-020	Rezoned approximately 1.93 acres from I-2(CD) LWPA to I-1(CD) LWPA to allow boat and recreational displan and sales.	Approved
2014-082	Rezoned approximately 46.34 acres from R-3 LWPA, I-1 LWPA, and I-2 LWPA to I-2(CD) LWPA to allow up to 430,000 square feet of industrial uses with associated parking and permitted accessory uses.	Approved

• Public Plans and Policies



- The *Dixie Berryhill Strategic Plan* (adopted 2003) recommends office/retail/light industrial uses for this site, and surrounding parcels east of Sam Wilson Road.
- The site is located within a Growth Corridor as per the Centers, Corridors and Wedges Growth Framework.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare just south of Interstate 85. The site plan commits to road improvements including a left and right turn lane at the proposed access, curb and gutter installation, and dedication of right of way.
- ~~See Outstanding Issues, Note 1. See advisory comments at www.rezoning.org~~ Addressed.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land; tax record).
 - Entitlement: 660 trips per day (based on 61 single family homes).
 - Proposed Zoning: 900 trips per day (based on 50,000 square feet of office and 200,000 square feet of warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org regarding distance from fire hydrant to building.
- **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 16-inch water transmission main located along Sam Wilson Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. A developer donated project will be required in cases there is not direct service.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

- ~~1. The site plan removed an existing left turn lane on Sam Wilson Road onto I-85 southbound ramp. The site plan needs to be revised to provide a left turn onto I-85 southbound ramp. The exhibit needs to clearly show all the proposed geometric laneage at the Sam Wilson and I-85 southbound intersection.~~ Addressed.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Claire Lyte-Graham