

TO: Maxx, Entitlement Services
FROM: Manal Mahmoud, Long Range Planning
SUBJECT: RZP 2025-139: 2040 Comprehensive Plan Consistency
LOCATION: 2124 Shopton Rd, Charlotte, NC 28217
DESCRIPTION: Zoning Change Request from I-1(CD) to ML-2(CD)
ACREAGE: 53.24
DATE: 3/19/2026

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition.

Recommendation Summary

The petition is **consistent** with the [goals and policies of the Southwest Middle Community Area Plan](#). The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Manufacturing and Logistics Place Type.

SOUTHWEST MIDDLE COMMUNITY AREA PLAN

2040 COMPREHENSIVE PLAN

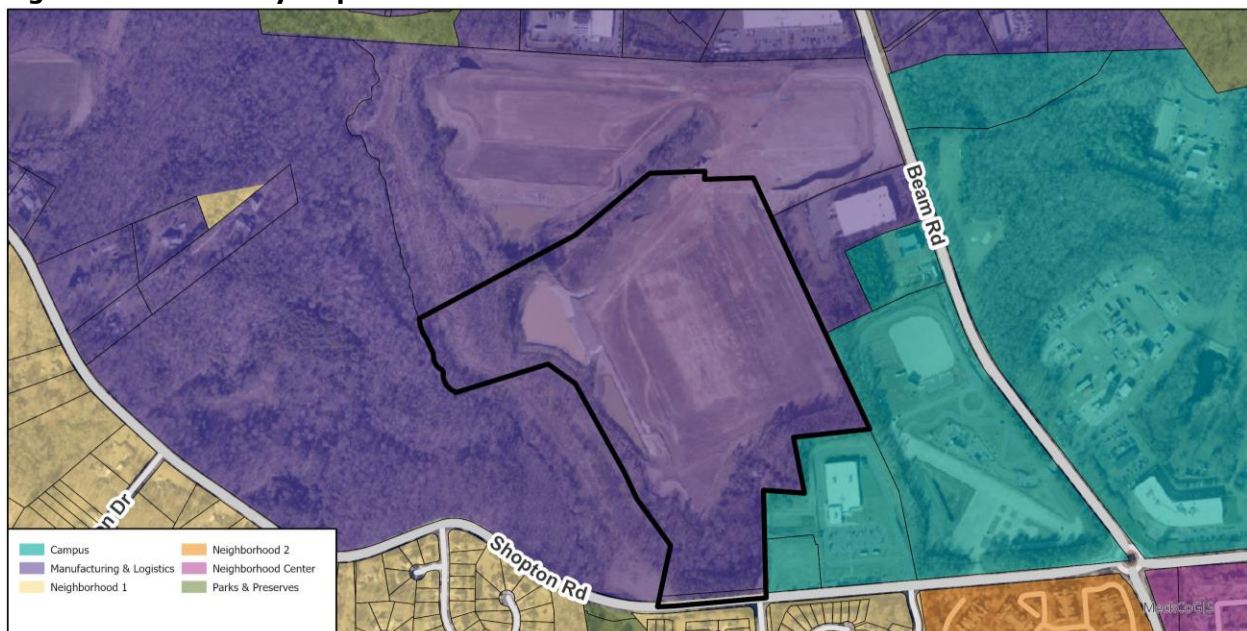
The petition could facilitate additional Comprehensive Plan Goals:

Goal 8: Diverse and Resilient Economic Opportunity This petition proposes a 180,000-sq-ft trucking maintenance facility and service center within the existing industrial area, with no encroachment into the N1 residential to the south. The plan also proposes a 50-foot southern buffer to protect adjacent neighborhood, as well as a commitment to donate a greenway easement to the west of the site to the future Coffey Creek Greenway project.

POLICY MAP

The petition is **in alignment** with the Charlotte Future 2040 Policy Map recommendation for the Manufacturing and Logistics (ML) Place Type. (See Figure 1).

Figure 1: 2040 Policy Map



**Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans
Community Area Plan (CAP) –Southwest Middle, adopted November 24, 2025**

- **Community Area Plan - Priority Goals of the Area Plan:**

While it is important to advance all ten of the Charlotte Future 2040 Comprehensive Plan goals across the City, some goals are more of a priority for a geography based on the community’s needs for increased access and reduced impacts.

Based on the **Southwest Middle** CAP’s, Table 1 below represents an analysis of how the petition could facilitate the priority Comprehensive Plan Goals for the geography.

Table 1: Community Area Plan Priority Goals

Community Area Plan Priority Goal	How does the petition specifically facilitate the priority goal?
Goal 1: 10-Minute Neighborhoods	N/A
Goal 2: Neighborhood Diversity and Inclusion	N/A
Goal 3: Housing Access for All	N/A
Goal 6: Healthy, Safe and Active Communities	N/A
Goal 7: Integrated Natural and Built Environments	N/A

- **Additional Comprehensive Plan Goal(s) Facilitated by the Petition:**

In addition to the priority goals of the area plan, Table X below represents an analysis of how the petition may facilitate additional Comprehensive Plan Goals.

Table 2: Additional Comprehensive Plan Goals

Comprehensive Plan Goal	How does the petition specifically facilitate additional goals?
Goal 8: Diverse and Resilient Economic Opportunity	This petition proposes a 180,000-sq-ft trucking maintenance facility and service center within the existing industrial area, with no encroachment into the N1 residential to the south. The plan also proposes a 50-foot southern buffer to protect adjacent neighborhood, as well as a commitment to donate a greenway easement to the west of the site to the future Coffey Creek Greenway project.

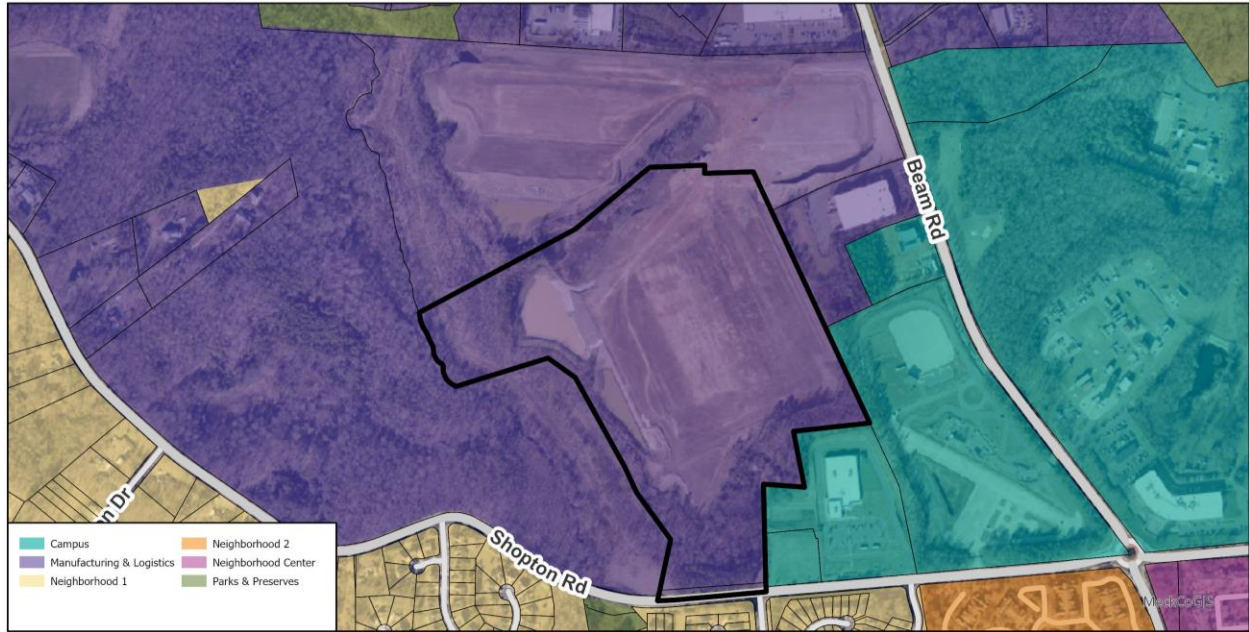


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	IN ALIGNMENT WITH the recommendation for Manufacturing and Logistics (ML) .

Table 4 below represents an analysis of how the petition meets the components of the proposed **Manufacturing and Logistics (ML)** Place Type.

Table 4: ML Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Primary uses include manufacturing, research and development, warehousing, distribution, and other similar uses. Uses in this Place Type also include limited office usually to support primary uses; outdoor storage of materials and vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.	This petition proposes a total of 180,000 square feet of vehicle maintenance and service center space.
Character	This Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities. Buildings are usually placed on the interior of the site surrounded by service areas, outdoor and container storage, parking, and landscape buffers to provide a transition to adjacent uses.	N/A
Mobility	Typically, accessible by higher capacity arterials and interstates, as well as by freight rail. May also benefit from proximity	N/A

	to airports. Streets accommodate large trucks, while still serving all travel modes. The local and collector street network is well-connected to serve sites directly and to provide good access to arterials. Truck traffic will use routes that minimize impacts on neighborhoods and open spaces.	
Building Form	The typical building is a high-bay, single-story manufacturing, or warehousing building. Buildings widely range in size and scale depending on their context and use. Buildings include entrances on the street side to provide pedestrian access from the public sidewalk, where possible.	N/A
Open Space	Improved open spaces are typically recreational facilities, picnic areas, walking trails, patios, and courtyards provided on individual sites and designed to be used by employees. Natural open spaces, such as tree preservation areas, are also found here. Generous landscaped or natural buffers separate large site, less desirable uses, and the public realm.	This petition proposes to donate a portion of the site to the west, along the creek, to the future Coffey Creek Greenway project.

- **Community Area Plan - Supporting the Vision Policy and Assessment Recommendation Review**

Supporting the Vision section outlines adopted and recommended policies, regardless of Place Type designations, to help guide decisions for Mobility, Open Space, Environmental Justice & Sustainability, Community Character and Public Facilities & Services.

The Mobility, Open Space and Community Character Assessments apply to petitions within an area designated by the 2040 Policy Map as an activity center. To fully realize the aspirations of those mixed-use Place Type recommendations and advance Charlotte’s goals, future development should help further aspirations related to Mobility, Open Space and Community Character.

Table 5 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

Table 5: Policy Recommendations

Policy Recommendation	How does the petition specifically meet the policy?
Open Space OS-1: To increase access to open space, ensure new development/redevelopment provides enhanced open space(s), as encouraged by the designated Place Type and required by the Unified Development Ordinance.	N/A
Environmental Justice EJ-1: To ensure future residents do not live near undesirable or unhealthy land uses, discourage residential development/redevelopment in areas designated Manufacturing & Logistics.	N/A
Environmental Justice EJ-2: To ensure compatible land uses near industrial land uses, encourage Commercial or Innovation	N/A

Mixed-Use development/redevelopment adjacent to areas designated Manufacturing & Logistics.	
Environmental Justice EJ-8: To reduce brownfields and hazardous sites, the City should consider adjacent Place Type designations and preferred adjacencies, as outlined in the Policy Map Manual, when approving new land uses for redeveloped "Areas of Environmental Concern."	N/A
Community Character CC-5: To retain neighborhood culture and identity, Charlotte should use pattern books and regulatory tools such as neighborhood character overlays, historic districts, and other community-driven strategies to guide residential infill development.	N/A
Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.	N/A