

REQUEST

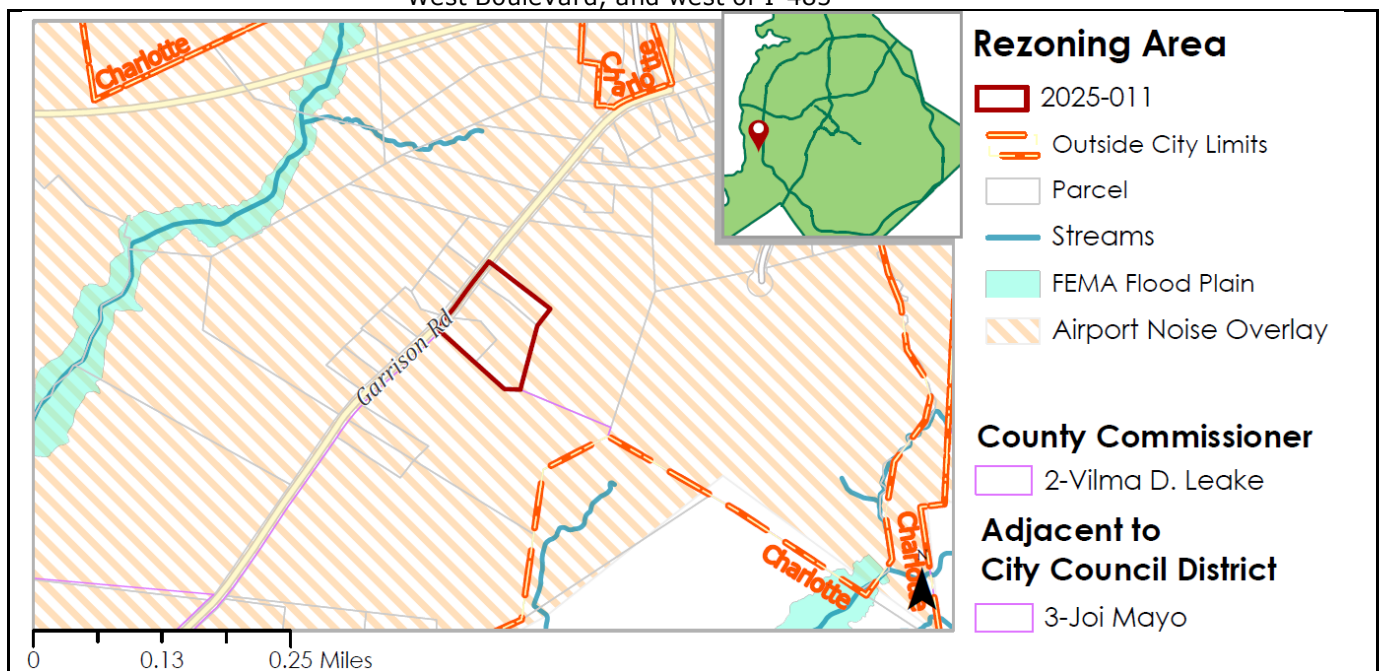
Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)

Proposed Zoning: ML-1(CD) ANDO (Manufacturing and Logistics-1, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Address: 10309 Garrison Road, Charlotte, NC 28208

Approximately 4.51 acres located on the east side of Garrison Road, south of West Boulevard, and west of I-485



SUMMARY OF PETITION

The petition proposes some uses permitted by-right and under prescribed conditions in the ML-1 zoning district, the site is currently occupied by single family structures.

PROPERTY OWNER

Estate of Eva C. Swaney

PETITIONER

Garrison Road Holdings, LLC

AGENT/REPRESENTATIVE

John Carmichael; Robinson Bradshaw

COMMUNITY MEETING

The community meeting was held on June 25, 2026 and 1 person from the community attended.

The community meeting report notes that items discussed at the meeting included the upcoming rezoning schedule, details about the 4.51-acre site, its current N1-A (ANDO) zoning, and the request to rezone it to ML-1 for light industrial use. They shared maps, aeriels, renderings, and a conceptual site plan, clarified that these visuals were not binding, and explained the intent to expand an existing light-industrial business park to the south. Attendees asked questions about project timelines and required Garrison Road improvements, and the petitioner outlined anticipated permitting milestones, construction expectations, and roadway commitments.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of an outstanding issue related to land use.

Plan Consistency

The petition is **consistent** with the goals and policies of the *West Outer Community Area Plan*.

Rationale for Recommendation

- The proposed ML-1 (ANDO) district is generally compatible with surrounding land uses, and the conditional notes prohibit noxious industrial and commercial uses that would be inappropriate adjacent to residential areas.
- By removing these uses, the conditional rezoning strengthens alignment with Community Area Plan Environmental Justice recommendations for sensible land-use transitions to the adjacent Neighborhood 1 Place Type.
- The site is located within an area transitioning from residential and mixed-use development to industrial uses, making the proposed limitations in this zoning district a logical extension of the existing development pattern because the conditions provide for a controlled transition from Neighborhood 1 to Manufacturing and logistics.
- The petition expands an established light industrial business park adjacent to the site, rather than introducing a new industrial area.
- The property is located within the Airport Noise District Overlay, where industrial uses may be more compatible with long-term airport operations than additional residential development.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Manufacturing and Logistics Place Type for the site.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

- Existing Zoning:
 - N1-A: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 10,000 square feet or greater.
 - ANDO: The Airport Noise Disclosure Overlay provides notice to property owners that the use and enjoyment of the property is subject to over flights and noise consistent with airport operations.
- Proposed Zoning:
 - ML-1: This district is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. Limited commercial uses are allowed in the district, and it is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.
 - ANDO: The Airport Noise Disclosure Overlay provides notice to property owners that the use and enjoyment of the property is subject to over flights and noise consistent with airport operations.

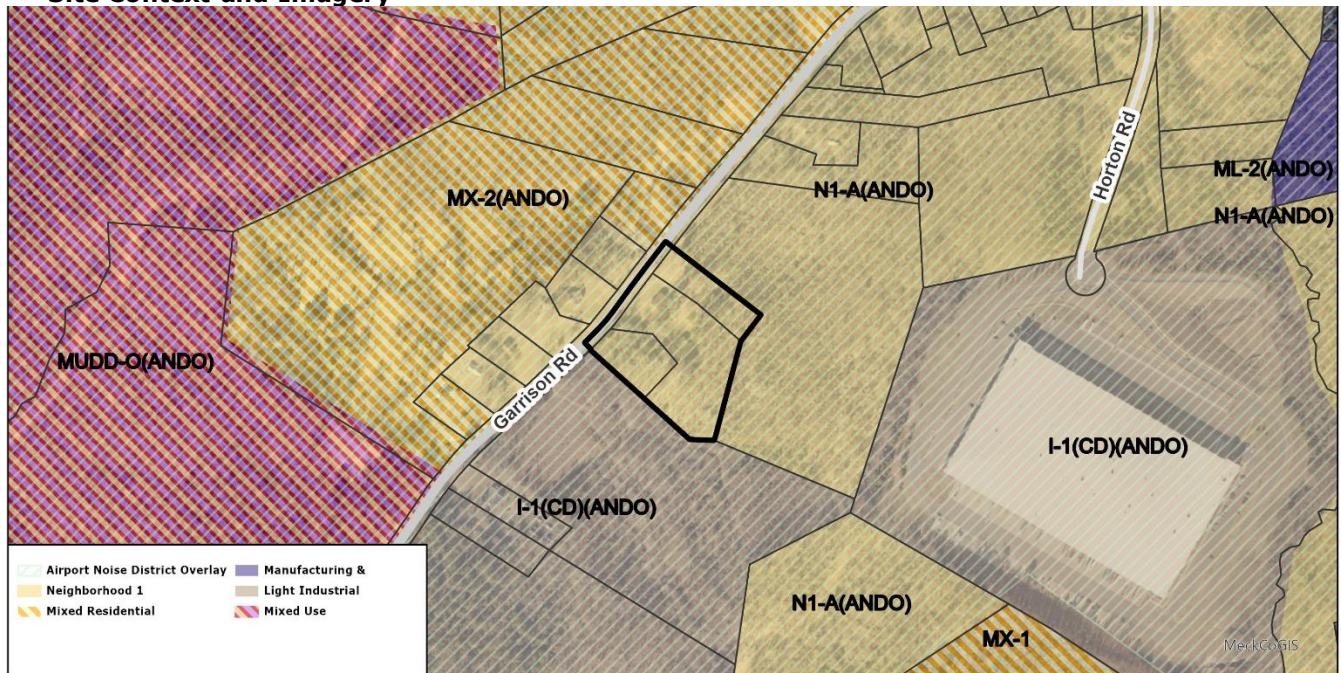
- **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- Permitted Uses. The Site may be devoted to any use or uses allowed by right or under prescribed conditions in the ML-1 zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the ML-1 zoning district, except for the following prohibited uses:
 - Adult Electronic Gaming Establishment.
 - Adult Use.
 - Amusement Facility – Outdoor.
 - Drive-Through Establishment.
 - Live Performance Venue – Indoor.
 - Restaurant/Bar.
 - Shooting Range – Indoor.
 - Vehicle Auction Facility.
 - Vehicle Dealership: Outdoor.
 - Vehicle Fueling Facility.

- Vehicle Rental: Outdoor.
- Place of Worship.
- Food Bank.
- Food Pantry.
- Homeless Shelter.
- Airstrip.
- Beneficial Fill Site.
- Crematorium.
- Wind Farm.
- Passenger Terminal.
- Public Transit Facility.
- Cemetery.
- Driving Range.
- Telecommunications and Data Storage Facility.

• **Site Context and Imagery**



- The subject site is zoned N1-A (Neighborhood 1-A) and is located within the Airport Noise District Overlay (ANDO). Surrounding zoning includes N1-A (ANDO) to the north of the site, I-1(CD) (ANDO) to the east and south, and MX-2 (ANDO) to the west, with MUDD-O (ANDO) located farther west of the site.



The site is located within a predominantly undeveloped and wooded area, with residential homes generally to the north and east, mixed-use zoning to the west, and an existing industrial warehouse/distribution facility to the east. The surrounding area reflects a transition from residential and mixed-use areas to industrial development within the Airport Noise District Overlay.



The site is mostly wooded with a single family home behind the trees from this street view.



North from the subject site along Garrison Road, shows predominantly wooded areas with scattered residential development and open land along the roadway.



East of the subject site along Garrison Road, shows scattered single-family residential development.

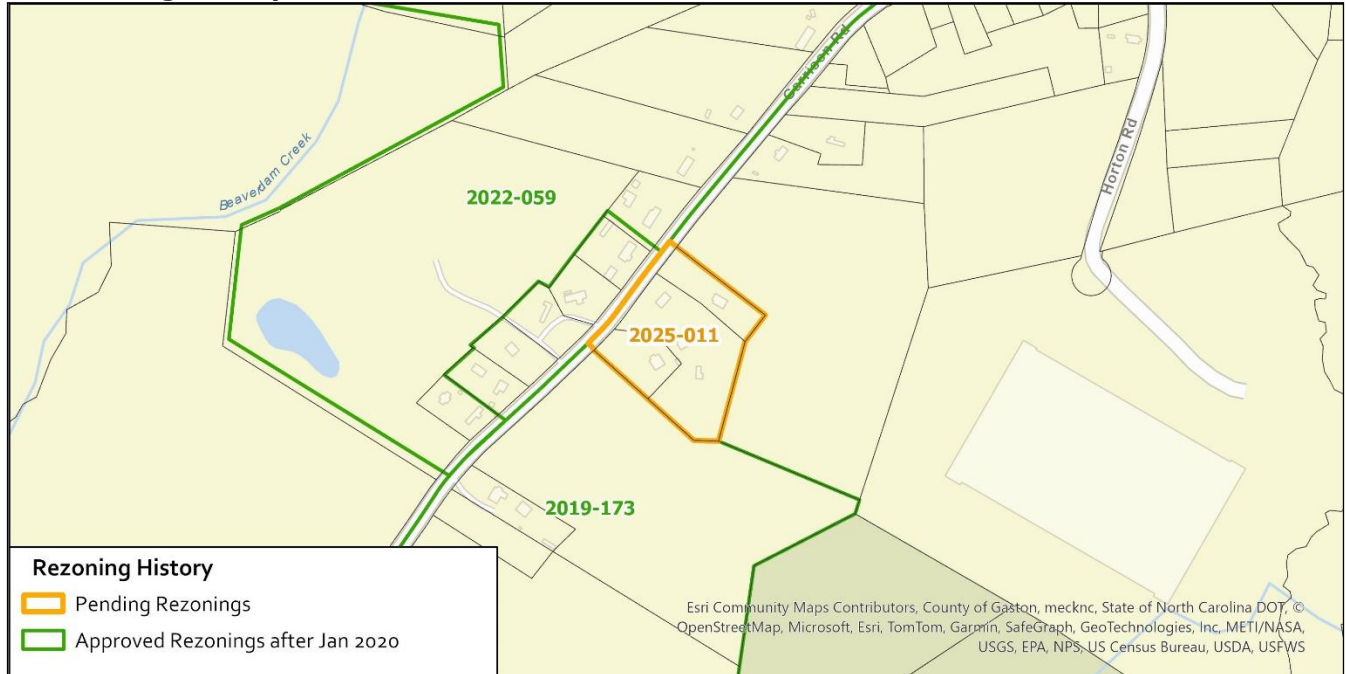


South from the subject site along Garrison Road are some existing single family homes, though the area has industrial zoning via rezoning 2019-173.



West from the subject site along Garrison Road, shows undeveloped wooded land, natural vegetation, and open fields.

• **Rezoning History in Area**



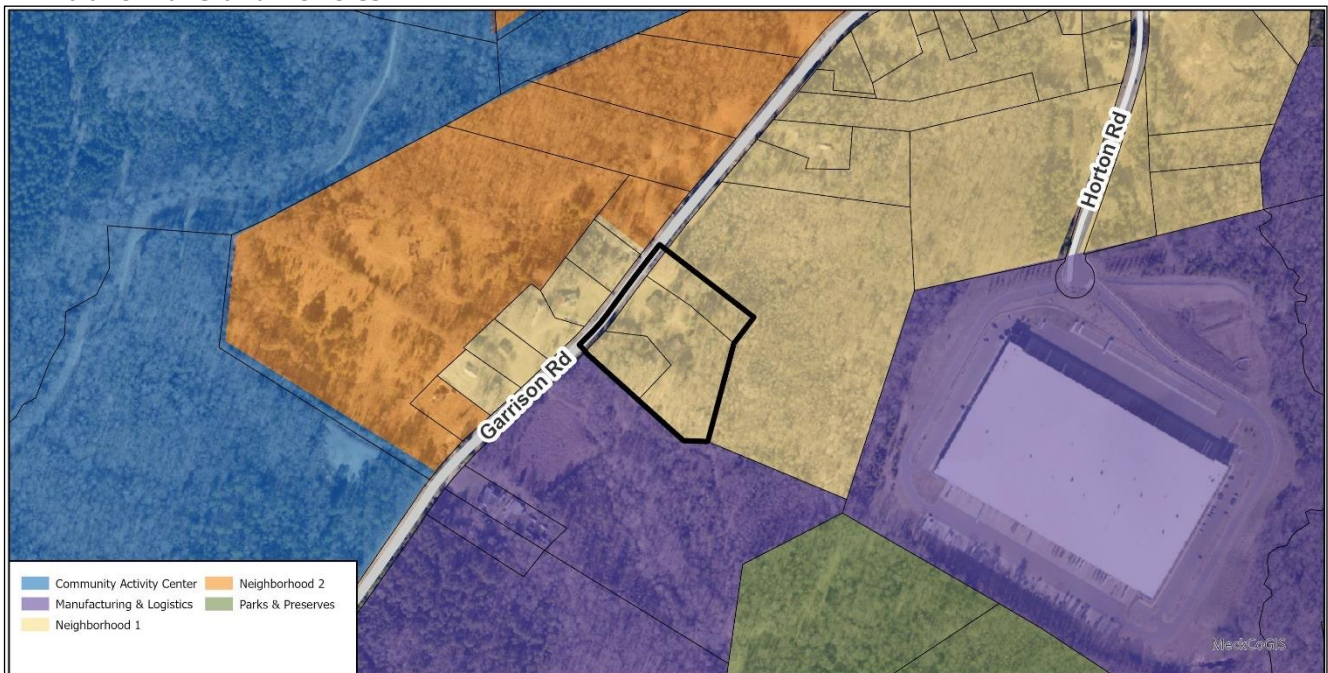
Petition Number	Summary of Petition	Status
2019-173	Rezoned 150 acres from R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie Protected Area) to I-1(CD) AIR LLWPA to allow for 1,450,000 square feet gross floor area of light industrial uses.	Rezoning Approved. No permit applications submitted
2022-059	Rezoned 50.70 acres from MUDD-O AIR LLWPA (Mixed Use Development District-Optional, Airport Noise Overlay, Lower Lake Wylie Protected Area) and R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie Protected Area) to MX-2 INNOV AIR LLWPA (Mixed Use District, Innovative, Airport Noise Overlay, Lower Lake Wylie Protected Area) to allow for a mix of up to 335 single family detached, single family attached, and multifamily dwelling units.	Rezoning Approved. No permit applications submitted

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *West Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is not in alignment with the adopted Neighborhood 1 Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Manufacturing and Logistics Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.
 - Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

- This site is within the *West Outer Community Area Plan*. The rezoning petition does not facilitate priority goals.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Manufacturing and Logistics.

Criteria for Manufacturing and Logistics Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	10 acres	Including adjacent ML, the petition meets the 10-acre criteria.
Preferred Place Type Adjacencies	IMU; COMM	The petition is not adjacent to the preferred adjacencies. It is next to existing N1 which is not a preferred adjacency, but the conditions of the plan prohibit the most noxious uses allowed in the ML-1 district to provide greater sensitivity to the adjacent N1 areas.
Locational Criteria (all considered)	All considered: • Not within Uptown or Center City • Not adjacent to Neighborhood 1 • Not adjacent to Neighborhood 2, Activity Centers, or Parks & Preserves if it will produce significant environmental impacts such as truck traffic, or noise, water or air pollution	• The petition is not within Uptown or Center City. • The petition is adjacent to N1. • The petition is not adjacent to Neighborhood 2, Activity Centers, or Parks & Preserves.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to Garrison Road, a State-maintained minor arterial, south of Horton Road, a State-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
 - No active projects near the site.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 40 trips per day (based on Single Family Detached).
 - Existing Zoning Entitlements: 155 trips per day (based on Single Family).
 - Proposed Zoning: 110 trips per day (based on Warehouse).

• Storm Water Services

- **Considerations:**
 - No comments submitted.

- **Charlotte Water**
 - Water and sewer service is not accessible for this rezoning boundary. Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 2100 feet northeast of the rezoning boundary along Garrison Rd. A developer donated project will be required in cases there is not direct service. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 700 feet southeast of the rezoning boundary. A developer donated project will be required in cases there is not direct service.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
 - Nonresidential petitions do not impact the number of students generated.
 - See advisory comments at www.rezoning.org
- **Charlotte Area Transit System**
 - **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **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.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Land Use

1. ~~Staff recommends that the request shift to a conditional ML-1 district to ensure appropriate use limitations and site specific conditions that improve compatibility with adjacent residential uses and the N1 Place Type.~~ Addressed
2. Clarify whether landscape yard standards exceeding the minimum UDO requirements can be applied along edges that abut Neighborhood 1 Place Type properties.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Emma Knauerhase (704)-432-1163