

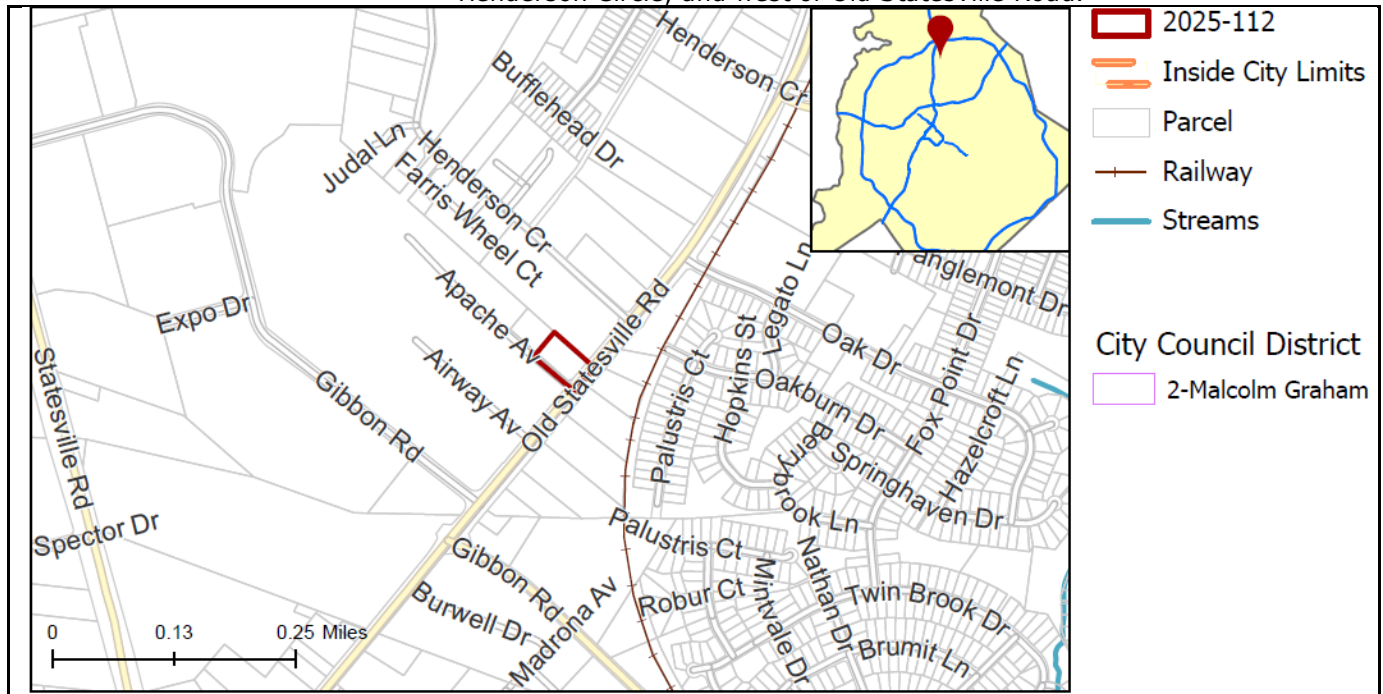
REQUEST

Current Zoning: I-2(CD) (General Industrial, Conditional)
Proposed Zoning: ML-2 (Manufacturing and Logistics-2)

LOCATION

Address: 7005 Old Statesville Road, Charlotte, NC 28269

Approximately 0.82 acres located north of Gibbon Road, south of Henderson Circle, and west of Old Statesville Road.



SUMMARY OF PETITION

The petition proposes a portion of the site to allow all uses permitted by-right and under prescribed conditions in the ML-2 zoning district. The site is currently occupied by a contractors Office Building.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

ALEXANDER-MYERS FAMILY LLC
Alexander-Myers Family, LLC
Matthews La-Deidre; Fox Rothschild

COMMUNITY MEETING

The community meeting was held on December 4, 2025 and 0 people from the community attended.

Though the meeting was unattended, the petitioner followed up with a nearby property owner who was unable to join the meeting.
The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map Recommendation for Manufacturing and Logistics Place Type.

Rationale for Recommendation

- The site is currently zoned for general industrial uses and surrounded by other properties zoned for and developed as manufacturing and logistics

uses. The proposed use is aligned with the recommended Manufacturing & Logistics place type.

- The site is located along an existing major thoroughfare, and the site has access to I-77 within one mile and I-85 within 3 miles along existing major thoroughfares. The proximity to interstates and major roads provide efficient connection for movement of goods. Additionally, with the area being mostly industrial near major thoroughfares, there is minimized impact on local streets or causing noxious impacts to residential homes.
- The site is located along the route of the CATS number 7 local bus providing service to the Charlotte Transportation Center and the Rosa Parks Community Transportation Center.
- This petition helps to fulfill the *2040 Comprehensive Plan's* goal of contributing "to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution."
- This petition's request for an industrial zoning will maintain consistency with the surrounding industrial land uses.

PLANNING STAFF REVIEW

• Background and Zoning District Summary

- Existing Zoning: I-2(CD) (General Industrial, Conditional)
 - Petition 1987-054C rezoned the site from B-2 to I-2(CD) with conditions, including: the existing structure would remain for office use; the property could provide temporary truck parking associated with the business; any expansion or residential structure would maintain similar architectural character; parking would comply with ordinance requirements; signage would follow ordinance standards with the exception that billboards are prohibited; and screening along the property line adjacent to Old Statesville Road would be located behind the newly dedicated right-of-way.
- Proposed Zoning: ML-2 (Manufacturing and Logistics-2)
 - ML-2: This district is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

• Proposed Request Details

This is a conventional rezoning petition with no associated site plan.

- The petition proposes to allow all uses permitted in the ML-2 zoning district.

• Site Context and Imagery



- The site is surrounded to the north, west, and east by Manufacturing & Logistics zoning and to the south by Commercial zoning.



The area is surrounded by warehouse uses to the north and west, with additional industrial and commercial activity along Old Statesville Road to the south. Established single-family residential neighborhoods are located to the east, separated from the industrial area by corridors and commercial uses.



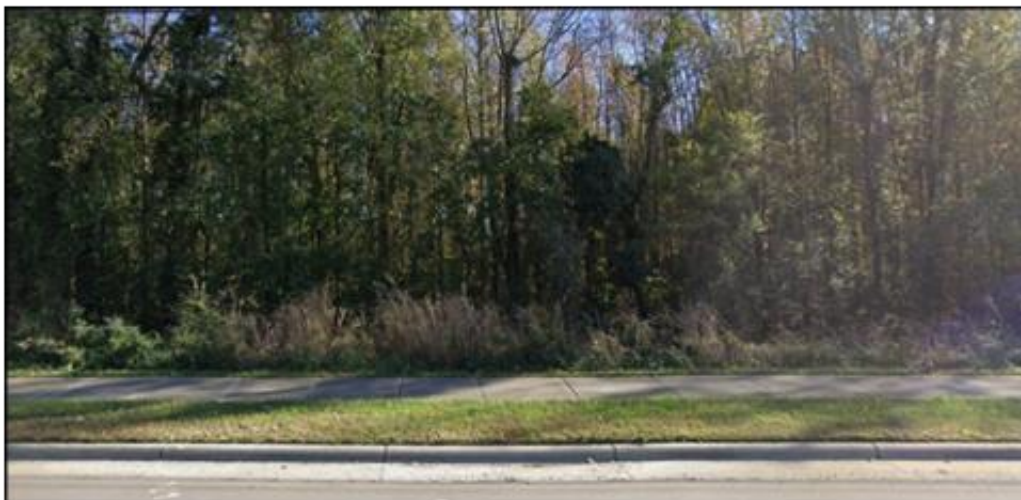
The site is occupied by a contractors office building.



North of the site is a Water works equipment supplier



East of the site is a building materials store.



South of the site is a vacant lot.



West of the site are warehouse and distribution uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-147	Rezoned 1.93 acres from B-2 (General Business) and I-1 (CD) (Light Industrial, Conditional) district to I-1 (Light Industrial) district to allow for all uses in the I-1 zoning district.	Rezoning Approved, no permits submitted.
2021-264	Rezoned 4.7 acres from I-1 (Light Industrial), R-4 (Single Family Residential) district to I-2(CD) (General Industrial, Conditional) district to allow for the construction of up to 60,000 square feet of storage sheds and outdoor storage for the abutting lumber company.	Rezoning Approved submitted and permit submitted and approved as LDX-2023-00011, construction complete.
2023-082	Rezoned 8.6 acres from I-2(CD) (General Industrial, Conditional) district to ML-1 (Manufacturing And Logistics) district to allow for all uses in the ML-1 zoning districts on a parcel currently developed with a self-storage facility.	Rezoning Approved, permit submitted and in progress as LDCP-2024-00234.

- **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 *2040 Policy Map* recommends the Manufacturing and Logistics Place Type. The proposed rezoning is in alignment with the adopted Manufacturing and Logistics Place Type.
 - 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.

• INFRASTRUCTURE COMMENTS**• Charlotte Department of Transportation**

- The site is located adjacent to Old Statesville Road, a State-maintained major arterial, and north of Apache Avenue, a privately 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: 70 trips per day (based on office building).
 - Existing Zoning Entitlements: 145 trips per day (based on warehouse uses).
 - Proposed Zoning: 145 trips per day (based on warehouse uses).

• Storm Water Services

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

• Charlotte Water

- Charlotte Water currently does not have water system directly accessible for the rezoning boundary under review. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. The closest water distribution main is approximately 300 feet northeast of the rezoning boundary along Old Statesville Rd. 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 access to water system connections.
- **Considerations:**
 - See advisory comments at www.rezoning.org

• Charlotte-Mecklenburg Schools

- Nonresidential petitions do not impact the number of students generated.
- **Considerations:**
 - 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 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

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