

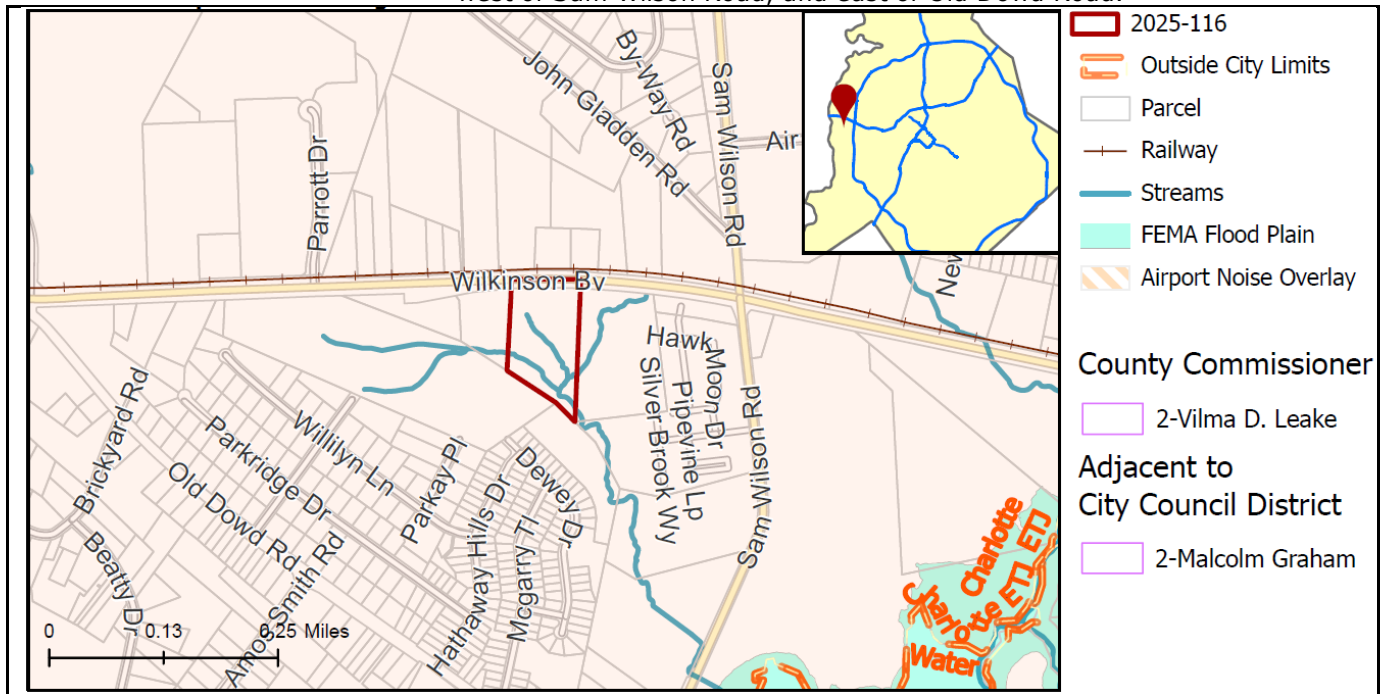
REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: ML-1 (Manufacturing & Logistics 1)

LOCATION

Address: 8715 Wilkinson Boulevard, Charlotte, NC 28214

Approximately 5.8 acres located on the south side of Wilkinson Boulevard, west of Sam Wilson Road, and east of Old Dowd Road.



SUMMARY OF PETITION

The petition proposes to rezone a commercial property along Wilkinson Boulevard to allow for light industrial uses. If approved, the rezoning would allow for all uses permitted in the ML-1 (Manufacturing & Logistics 1) zoning district.

PROPERTY OWNER

Piedmont Wilkinson LLC

PETITIONER

Piedmont Land Development, Inc.

AGENT/REPRESENTATIVE

Matt Langston, Landworks Design Group, PA

COMMUNITY MEETING

The community meeting was held on Monday, November 17th and 0 people from the community attended.

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 the Manufacturing & Logistics Place Type.

Rationale for Recommendation

- The petition would align zoning with the recommended Manufacturing & Logistics Place Type.
- The site is adjacent to industrial zoning to the north, east, and west.

- The site is approximately 500 feet from the nearest developed residential uses. An undeveloped, wooded parcel zoned CG (General Commercial) and wooded homeowners association property separate the site from residences.
- A stream and associated 40' water quality buffer limits the development that could occur on the southern portion of the site, closest to residential uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity may be facilitated by allowing for industrial uses which may present employment opportunities on a property recommended for the Manufactured & Logistics Place Type.

PLANNING STAFF REVIEW

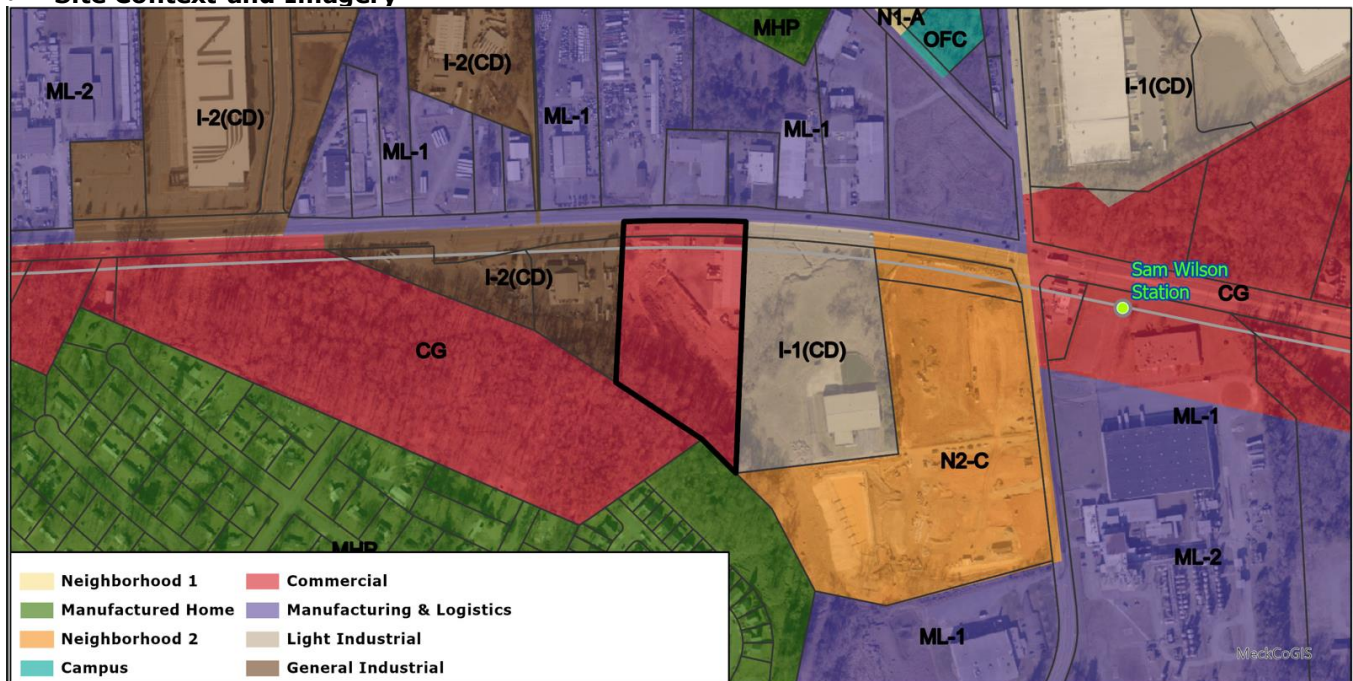
• Background and Zoning District Summary

- Existing Zoning:
 - CG (General Commercial) This district allows for general commercial uses along intersections and arterial streets, accommodating auto access while also encouraging improvement of the pedestrian environment.
- Proposed Zoning:
 - ML-1 (Manufacturing & Logistics 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.

• Proposed Request Details

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

• Site Context and Imagery



- The site and a parcel to the south and west are zoned CG (General Commercial). The site is surrounded by parcels zoned ML-1 (Manufacturing & Logistics 1) to the north, I-1(CD) (Light Industrial, Conditional) to the east, MHP (Manufactured Home Park) and CG (General Commercial) to the south, and I-2(CD) (General Industrial, Conditional) to the west.



The site, marked by a red star, fronts on Wilkinson Boulevard and is surrounded primarily by commercial and industrial uses.



Street view of the site as seen from Wilkinson Boulevard.



Street view of commercial and industrial uses to the north of the site across Wilkinson Boulevard.



Street view of commercial uses to the east of the site along Wilkinson Boulevard.

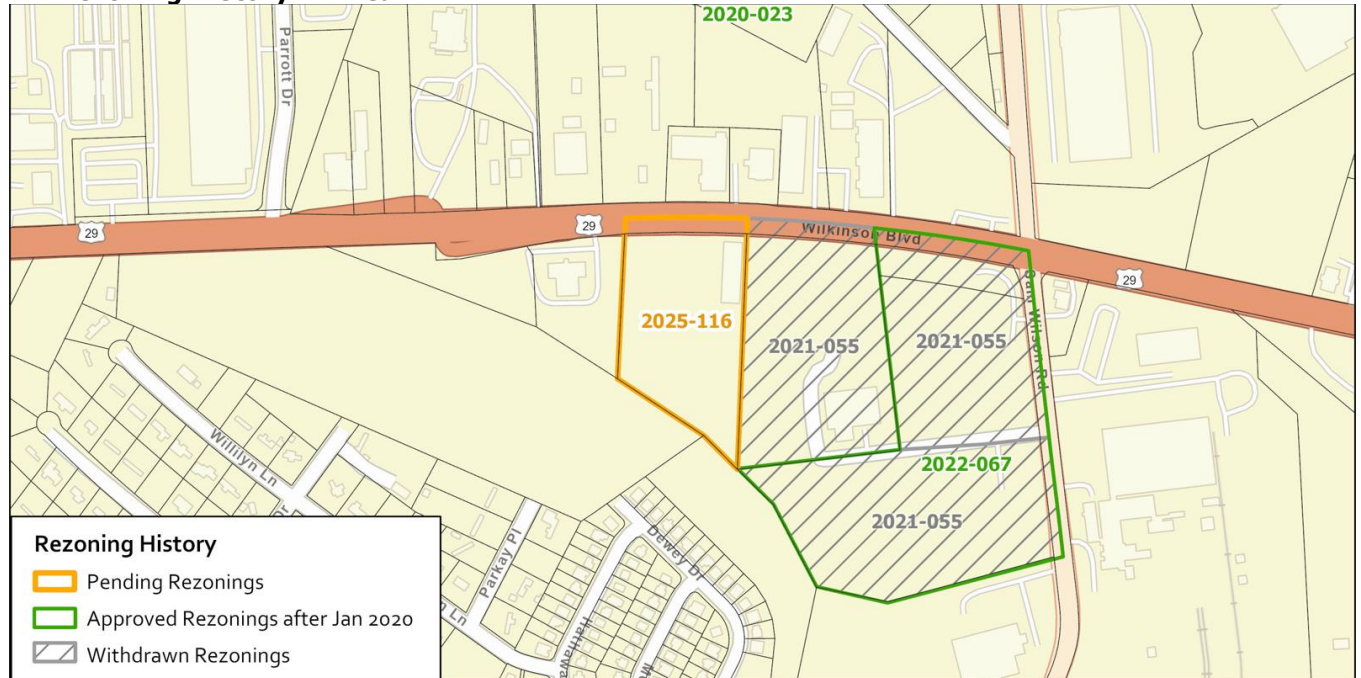


Street view of residential uses along Dewey Drive, approximately 500 feet south of the site. A large, wooded area, including some homeowners association property, lies between the site and residential uses.



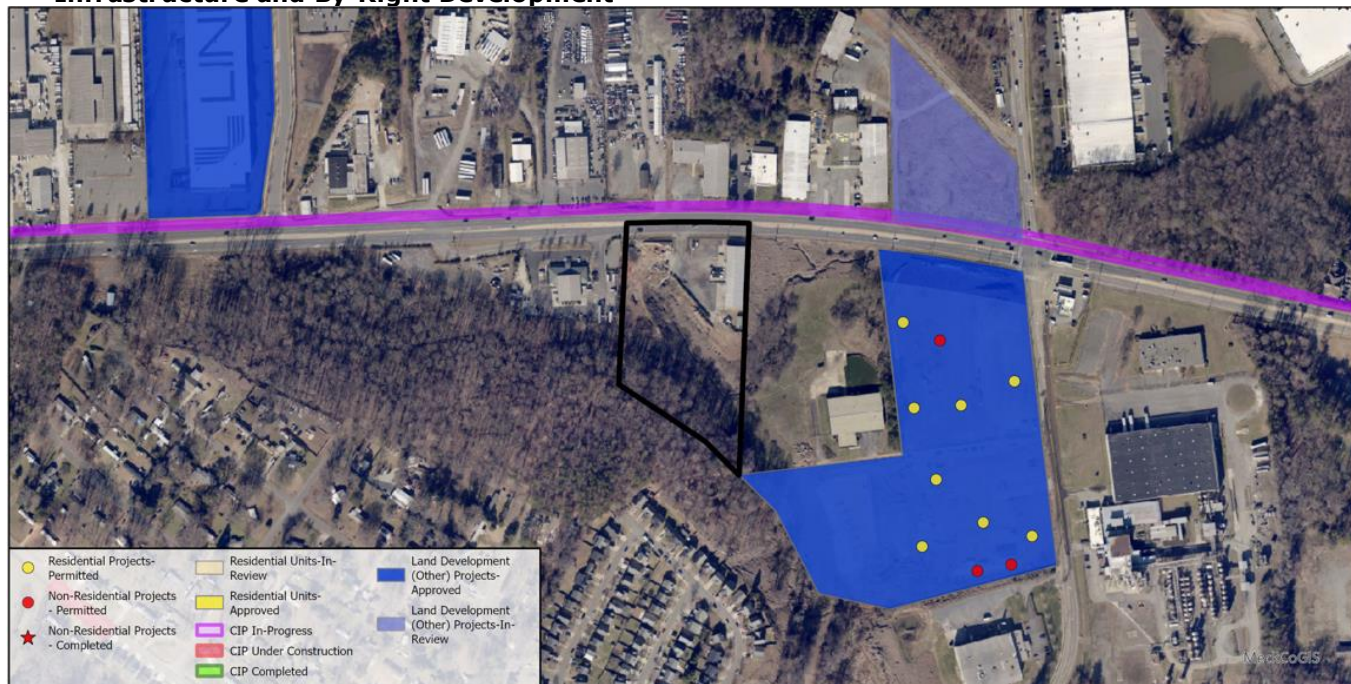
Street view of commercial and industrial uses to the west of the site along Wilkinson Boulevard.

• **Rezoning History in Area**



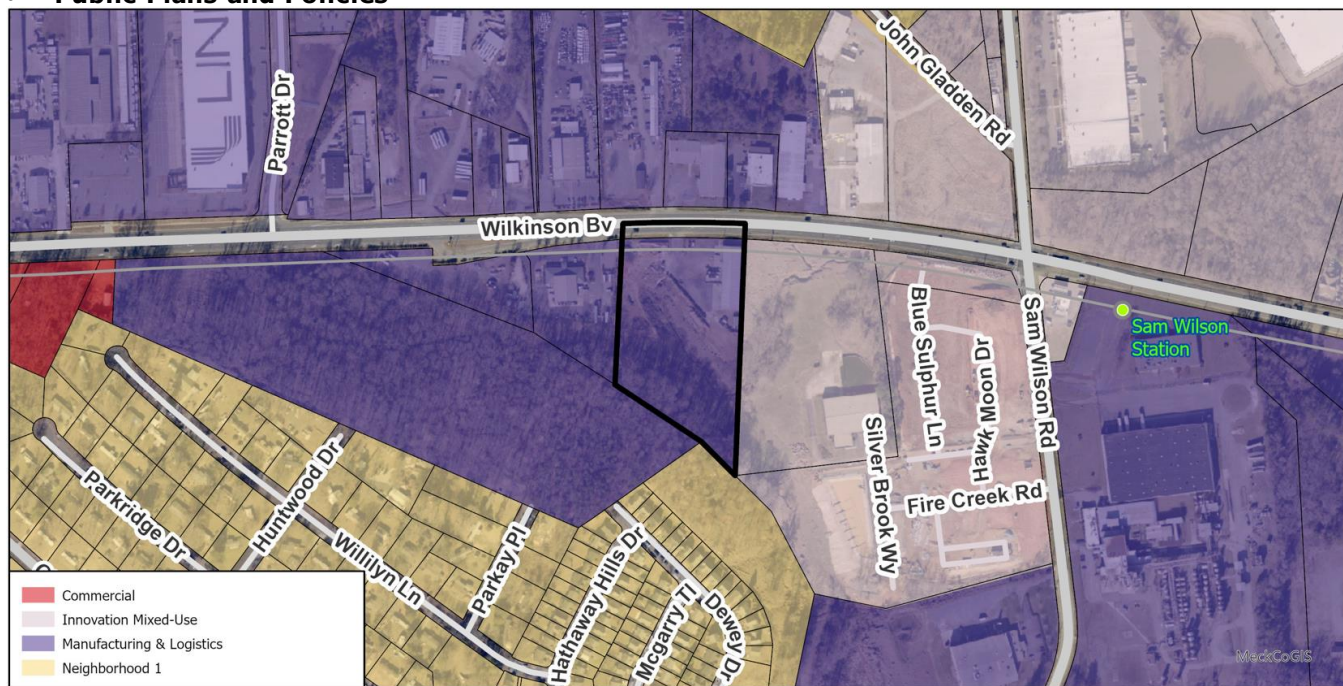
Petition Number	Summary of Petition	Status
2022-067	Rezoned 15.92 acres from B-2 (General Business) and I-2(CD) (General Industrial, Conditional) to TOD-NC (Transit Oriented Development-Neighborhood Center) to allow for all uses permitted in the TOD-NC (Transit Oriented Development-Neighborhood Center) district.	Rezoning Approved, permit application approved (LDGP-2023-00286), and site under construction for 378 multi-family apartments.
2021-055	Request to rezone 23.84 acres from I-1(CD) (Light Industrial, Conditional), I-2(CD) (General Industrial, Conditional), and B-2 (General Business) to I-1 (Light Industrial) to allow all uses permitted in the I-1 (Light Industrial) district.	Rezoning withdrawn and subsequent petition submitted. See petition 2022-067 above.

• 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 & Logistics Place Type. The proposed rezoning is in alignment with the adopted Manufacturing & 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 Wilkinson Boulevard, a State-maintained major arterial, west of Sam Wilson Road, a State-maintained minor arterial. 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:**
 - Charlotte Area Transit System Silver Line - track running along Wilkinson Boulevard.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 60 trips per day (based on 12,000 SF warehouse).
 - Existing Zoning Entitlements: 3,905 trips per day (based on 87,000 SF of retail).
 - Proposed Zoning: 130 trips per day (based on 58,000 SF warehouse).

• Storm Water Services

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

• Charlotte Water

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Wilkinson Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Wilkinson Blvd.
- **Considerations:**
 - See advisory comments at www.rezoning.org

• Charlotte-Mecklenburg Schools

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

• Charlotte Area Transit System

- The site is located along the proposed LYNX Silver Line which would have significant impacts to the site. Please reach out to CATS (Evan Punch, evan.punch@charlottenc.gov) for further information.
- **Considerations:**
 - See advisory comments at www.rezoning.org

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.