

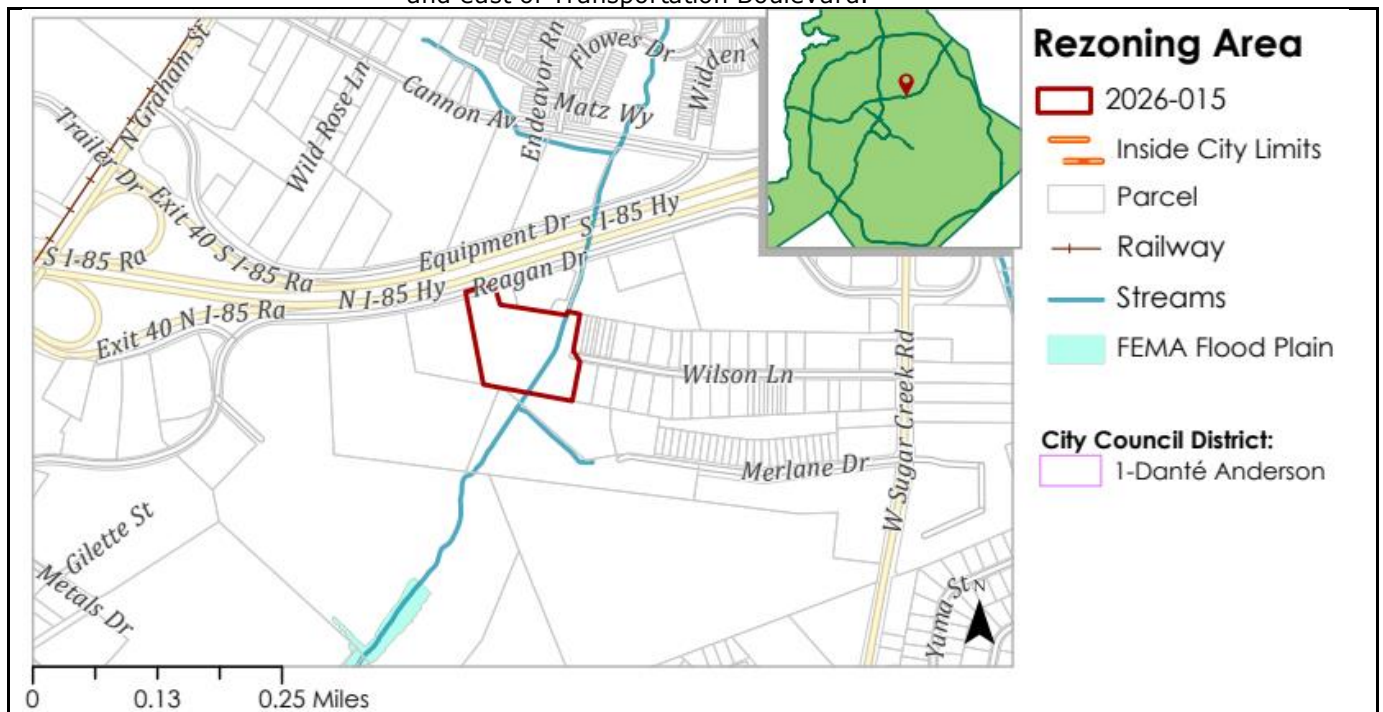
REQUEST

Current Zoning: I-1 (CD) (Light Industrial, Conditional)
Proposed Zoning: ML-1 (CD) (Manufacturing and Logistics-1, Conditional)

LOCATION

Address: 4750 Reagan Drive, Charlotte, NC 28206

Approximately 5.71 acres located south of Reagan Drive, west of Wilson Lane, and east of Transportation Boulevard.



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 vacant.

PROPERTY OWNER

KT Trading LLC

PETITIONER

KT Trading LLC

AGENT/REPRESENTATIVE

John Floyd; Moore & VanAllen

COMMUNITY MEETING

The community meeting was held on April 29, 2026, at 6 pm and 0 people from the community attended.

The community meeting report notes that items discussed at the meeting included one individual who signed up to attend the virtual meeting but ultimately did not participate.
The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *North Inner Community Area Plan*. The petition may facilitate the following priority goal of the area plan:

- 7: Integrated Natural & Built Environments may be facilitated by helping to protect and enhance Derita Branch Creek by limiting development adjacent to it and dedicating it as an easement to Mecklenburg County Park and Recreation for a future greenway and helping to increase open space and protected natural land.

Rationale for Recommendation

- This petition offers to provide sensitivity to the adjacent sites by proposing a 65-foot Class A landscape yard along the portion of the southern property line where the site abuts N1 zoned properties.
- Access to the site shall be provided exclusively from Reagan Drive, with no vehicular connection permitted to Wilson Lane. By keeping the residential road network separate from industrial activity, trucks and other larger vehicles are prevented from traveling through nearby neighborhoods, helping maintain safety and protect neighborhood character.
- The petitioner commits to providing a greenway easement to Mecklenburg County Park and Recreation along the eastern portion of the site, providing additional buffering from any M&L development on the property and the residential areas to the east.
- The petition would align the site with neighboring parcels and the Manufacturing and Logistics Place Type recommendation for the area.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses which aligns with the surrounding area uses and entitlements.
- The site is adjacent to I-85, with residential uses abutting the property to the east. This is in alignment with the ML-1 Zoning District which is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

- Existing Zoning:
 - I-1(CD): This is a legacy zoning district for light industrial uses. The site was conditionally rezoned as petition 1983-003 for a cell tower.
- 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.

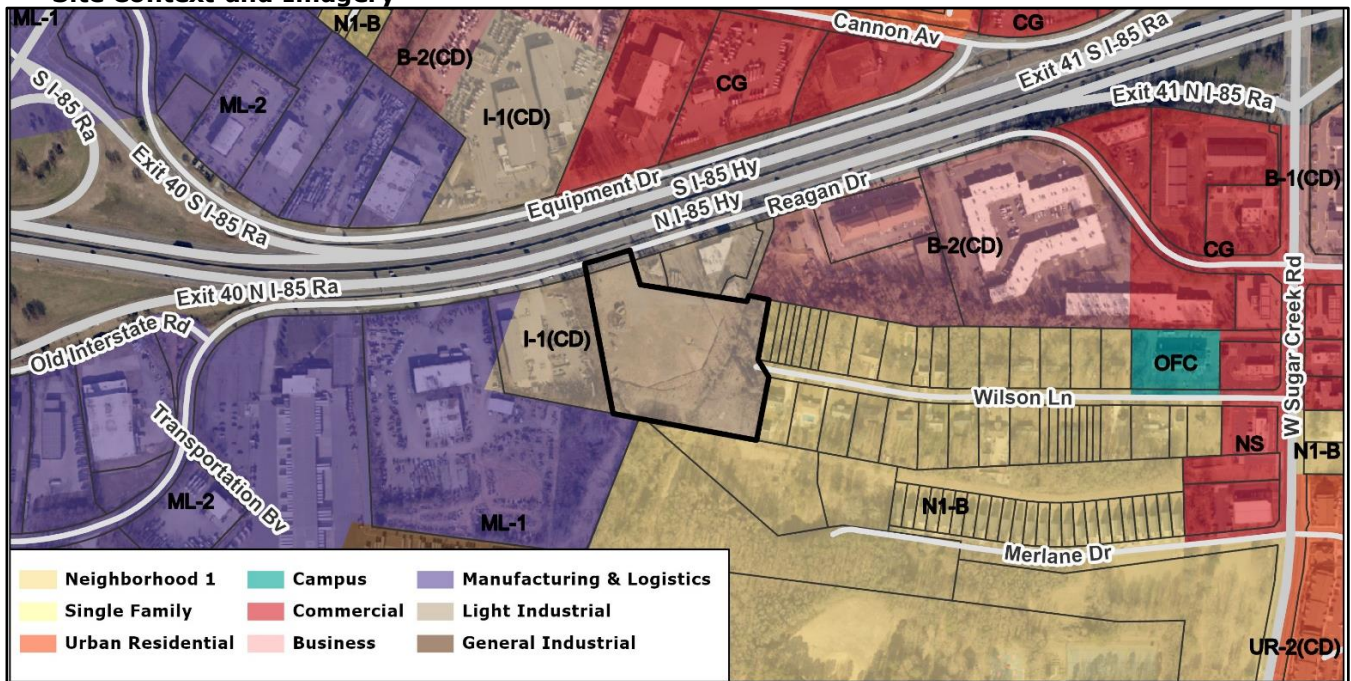
- **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

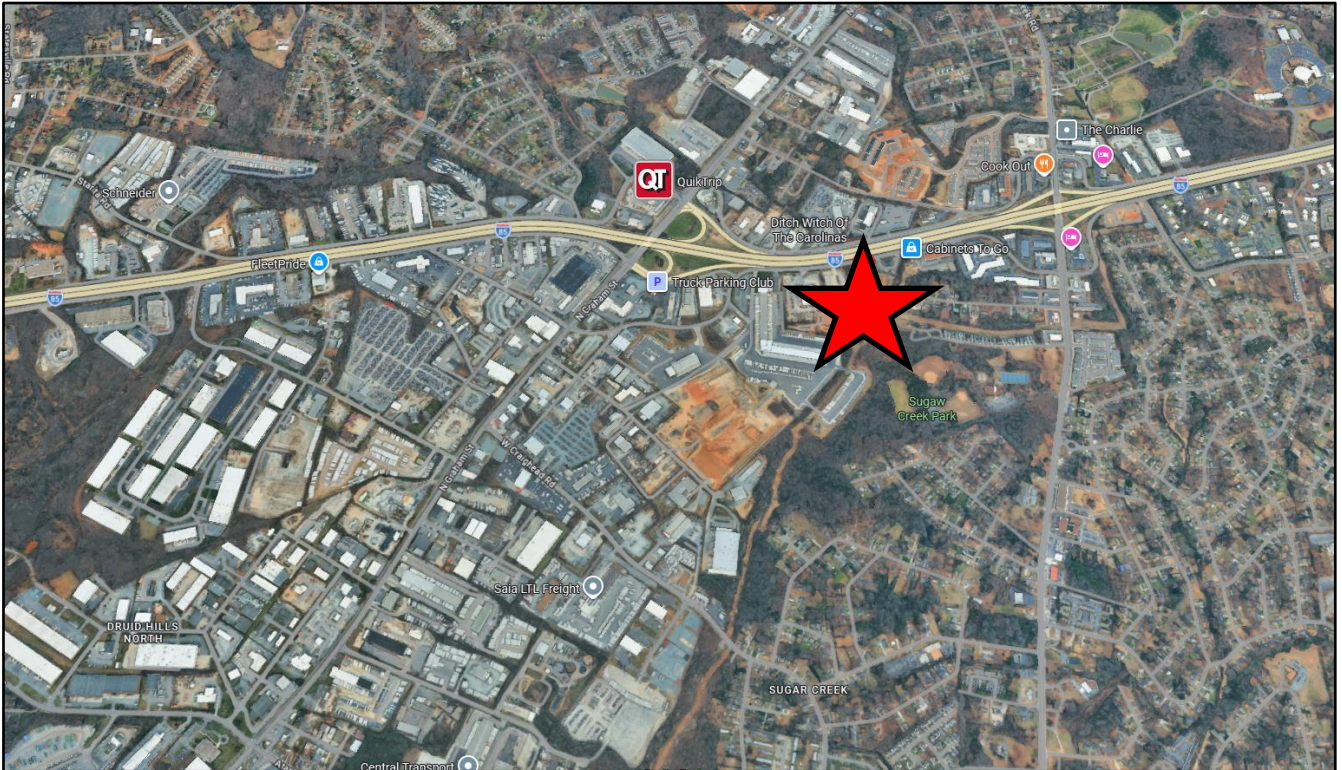
- The following ML-1 uses shall not be allowed on the site:
 - Adult Electronic Gaming Establishment,
 - Adult Use,
 - Amusement Facility – Outdoor,
 - Drive-Through Establishment,
 - Live Performance Venue – Indoor,
 - Restaurant/Bar,
 - Retail Goods: Showroom,
 - Shooting Range – Indoor,
 - Vehicle Auction Facility,
 - Vehicle Dealership: Enclosed,
 - 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, and
- Telecommunications and Data Storage Facility.
- A 65-foot Class "A" landscape yard, as required by Ordinance, shall be provided along a portion of the southern property line where the Site abuts N1 zoned properties.
- The Petitioner shall prohibit development on the east side of Derita Branch Creek, except for the installation of a greenway as may be coordinated with Mecklenburg County Park and Recreation (MCPR),
- The Petitioner shall dedicate a permanent greenway easement to Mecklenburg County Park and Recreation (MCPR) along the east side of Derita Branch Creek.
- Access to the site shall be exclusively via Reagan Drive. An internal vehicular connection to Wilson Lane shall be prohibited.

• **Site Context and Imagery**



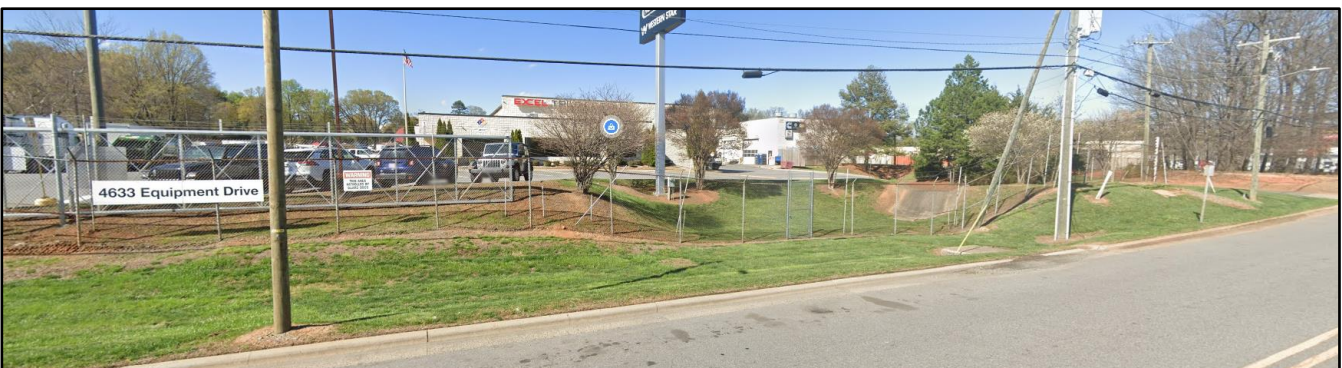
- The site is currently located within a Light Industrial zoning district and is surrounded by Manufacturing and Logistics to the west, commercial to the north, and Neighborhood 1 to the south and east.



The site, indicated with the red star, is located within an area characterized by a mix of industrial, manufacturing, logistics, commercial, and residential land uses. The property is situated south of Interstate 85 and is surrounded primarily by warehouse, distribution, contractor, and freight-related operations. Commercial uses, including retail and service-oriented establishments, are concentrated along Reagan Drive and the nearby I-85 interchange. To the east and southeast, the area transitions into established neighborhood residential communities and public open space associated with the Sugar Creek Park. Additional industrial and employment-oriented uses extend west and southwest of the site, while the broader vicinity contains a mix of regional commercial services, lodging accommodations, and transportation-oriented businesses that benefit from direct access to the interstate.



The site is currently vacant.



North of the site are commercial businesses.



East of the site is an established residential neighborhood.



South of the site is Sugar Creek Park and vacant properties.



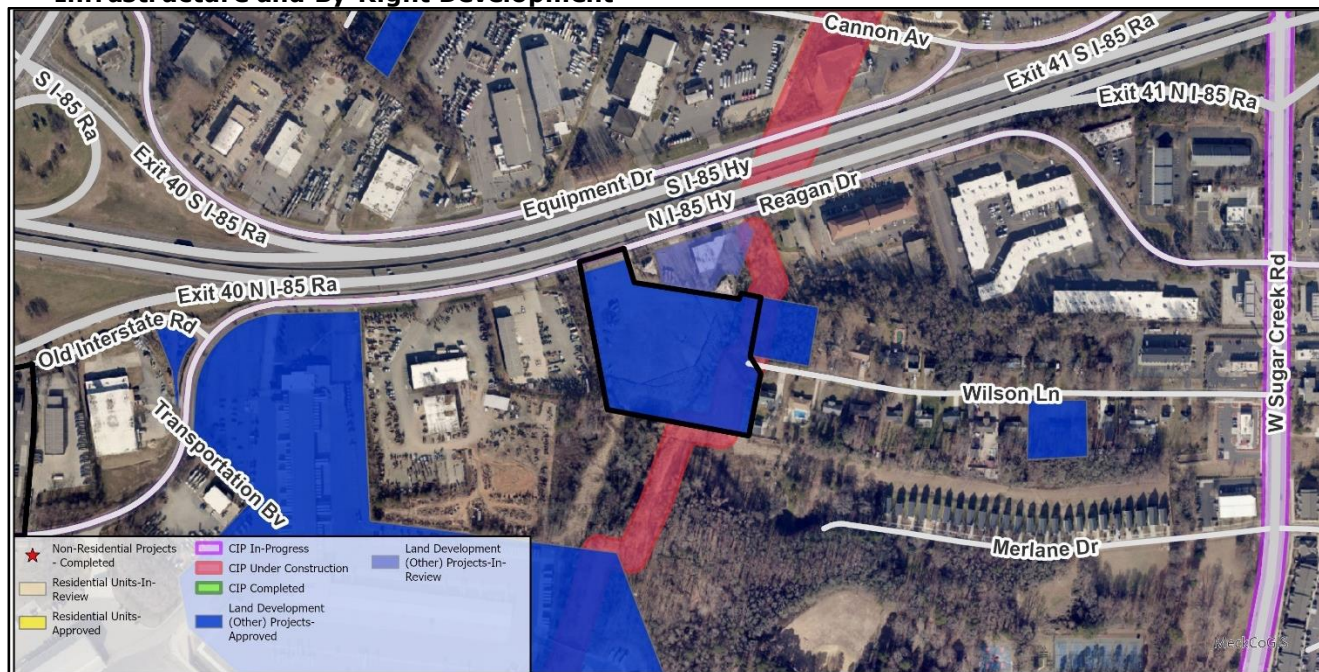
West of the site are additional commercial business.

• Rezoning History in Area



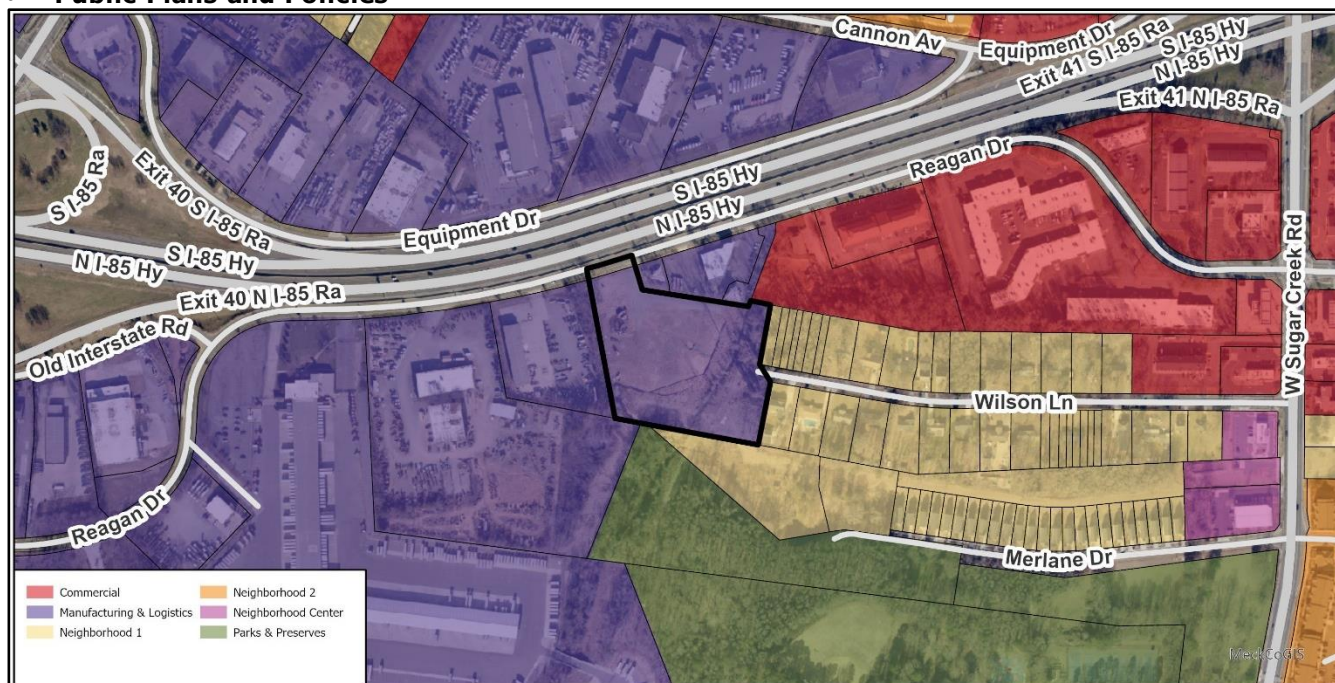
Petition Number	Summary of Petition	Status
2023-014	Rezoned 1.29 acres from N1-B (Neighborhood 1-B) district to B-2(CD) (General Business, Conditional) district to allow for accommodation of accessory off-street parking uses on the site.	Approved; Permit LDDP-2025-00157 for pavement expansion.
2023-019	Rezoned 1.45 acres from I-2 (General Industrial) district to I-1 (Light Industrial) district to allow for uses that are both permitted by right or under prescribed conditions in the ML-1 (Manufacturing & Logistics) zoning district.	Withdrawn
2023-137	Rezoned 5.7 acres from I-1(CD) (Light Industrial, Conditional) district to ML-1(CD) (Manufacturing and Logistics-1, Conditional) district to allow for all uses permitted by right and under prescribed conditions in the ML-1 (manufacturing and logistics, 1) zoning district.	Withdrawn
2025-079	Rezoned 2.52 acres from ML-1 (Manufacturing and Logistics 1) district to N2-C(CD) (Neighborhood 2-C) district to allow for the adaptive reuse of an existing hotel for up to 100 multi-family stacked residential units with an affordable housing component.	Withdrawn

• 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 *North Inner Community Area Plan* and accompanying *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.

- This site is within the *North Inner Community Area Plan*. The rezoning petition may help facilitate the priority goal 7 given its commitment to protect and enhance Derita Branch Creek by limiting development adjacent to it and dedicating it as an easement to Mecklenburg County Park and Recreation for a future greenway and helping to increase open space and protected natural land.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located on Reagan Dr, a State-maintained collector street, west of West Sugar Creek Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional 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:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on Vacant Lot).
 - Existing Zoning Entitlements: 129 trips per day (based on Industrial).
 - Proposed Zoning: 129 trips per day (based on Industrial).

- **Storm Water Services**

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

- **Charlotte Water**

- Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Reagan Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main located inside the property boundary.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
 - No comments submitted.

- **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 outstanding issues.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163