

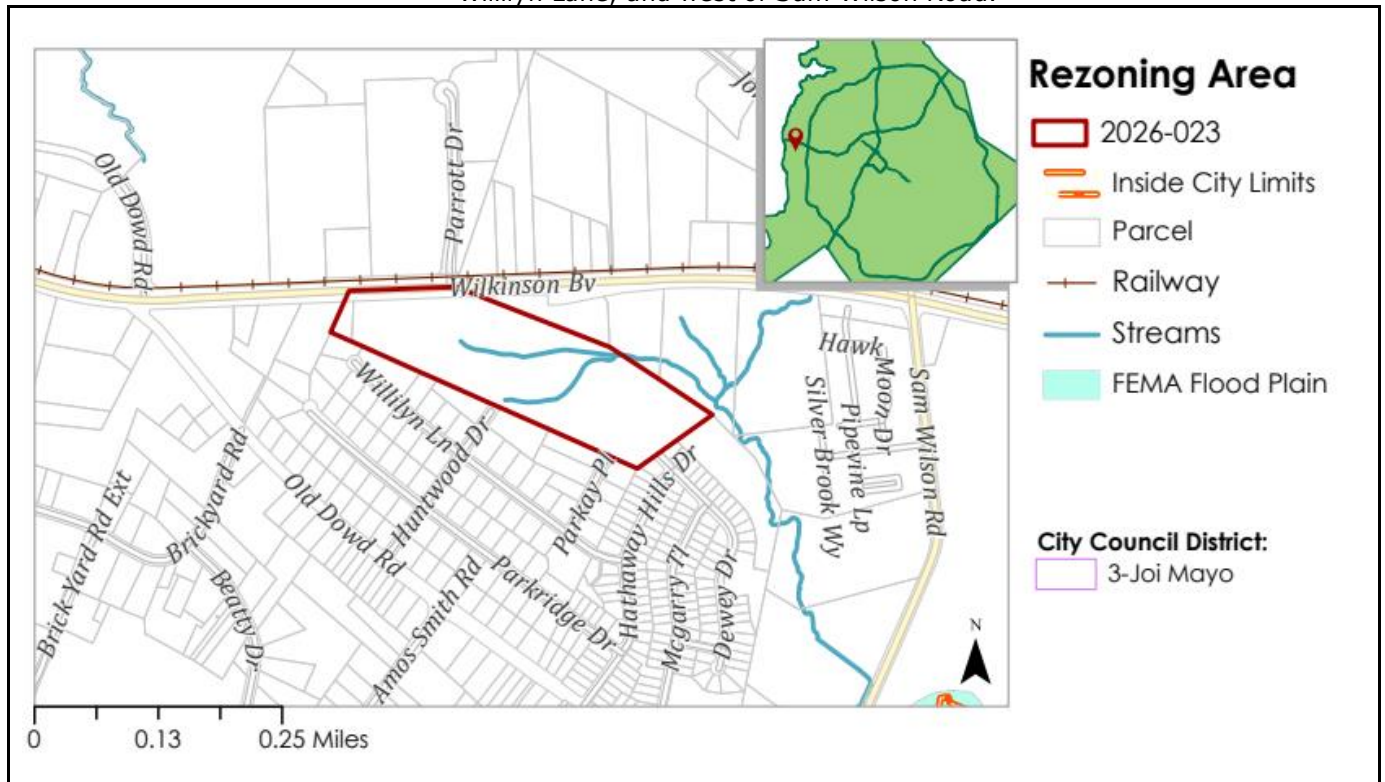
REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

LOCATION

Address: 9101 Wilkinson Blvd, Charlotte, NC 28214

Approximately 20.15 acres located south of Wilkinson Boulevard, north of Willilyn Lane, and west of Sam Wilson Road.



SUMMARY OF PETITION

The petition proposes to develop a vacant, wooded site in the Wilkinson Boulevard corridor with 321 multi-family stacked dwelling units.

PROPERTY OWNER

LHG Wilkinson Inc.

PETITIONER

Middleburg

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

The community meeting was held on April 27, 2026 and 5 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the proposal development and rezoning timeline. Community concerns discussed included cut-through traffic through the adjacent neighborhood and the location of trash receptacles. The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** with the goals and policies of the *West Outer Community Area Plan* in its current form. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity and Inclusion may be facilitated by proposing multi-family units, a residential product type not readily found in the vicinity which can help contribute to more diverse housing options.
- 3: Housing Access for All may be facilitated by reserving 10% of the dwelling units at 80% Area Median Income for a period of 20 years.

Rationale for Recommendation

- The site is located between an established single family neighborhood to the south and Wilkinson Boulevard, which is characterized primarily by commercial and industrial uses.
- The proposed apartment community has limited access to goods and services. A convenience store is located within ¼ of the site, but there is no sidewalk between the site and the store. The nearest full-service grocery store is three miles away and the area generally lacks daily goods and services do not currently exist, making this proposal automobile dependent.
- While the petition reserves right-of-way for the future CATS Silver Line, there is no timetable for implementation for this segment of light rail. Current bus service via Route 35 is limited to two buses in each direction per day. Frequent, reliable public transportation is a preferred component of adjacent infrastructure to support multi-family developments.
- The petition commits to dedicating one acre to Mecklenburg County for a future park.
- The petition meets some minor map amendment criteria for a change to the Neighborhood 2 Place Type. However, the site lacks access to transit and goods and services, key criteria for supporting moderately intense residential developments. Planning staff would prefer lower intensity residential use (townhome style) as a transition from the existing single family dwellings to the south towards the commercial and industrial uses along Wilkinson Boulevard.
- The petition would introduce residential uses adjacent to industrial uses to the north and east along Wilkinson Boulevard. However, existing utility easements help to provide additional buffering between the proposal and the industrial uses, and the petitioner would also provide a 25-foot Class B Landscape Yard along this edge.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing & Logistics Place Type to the Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

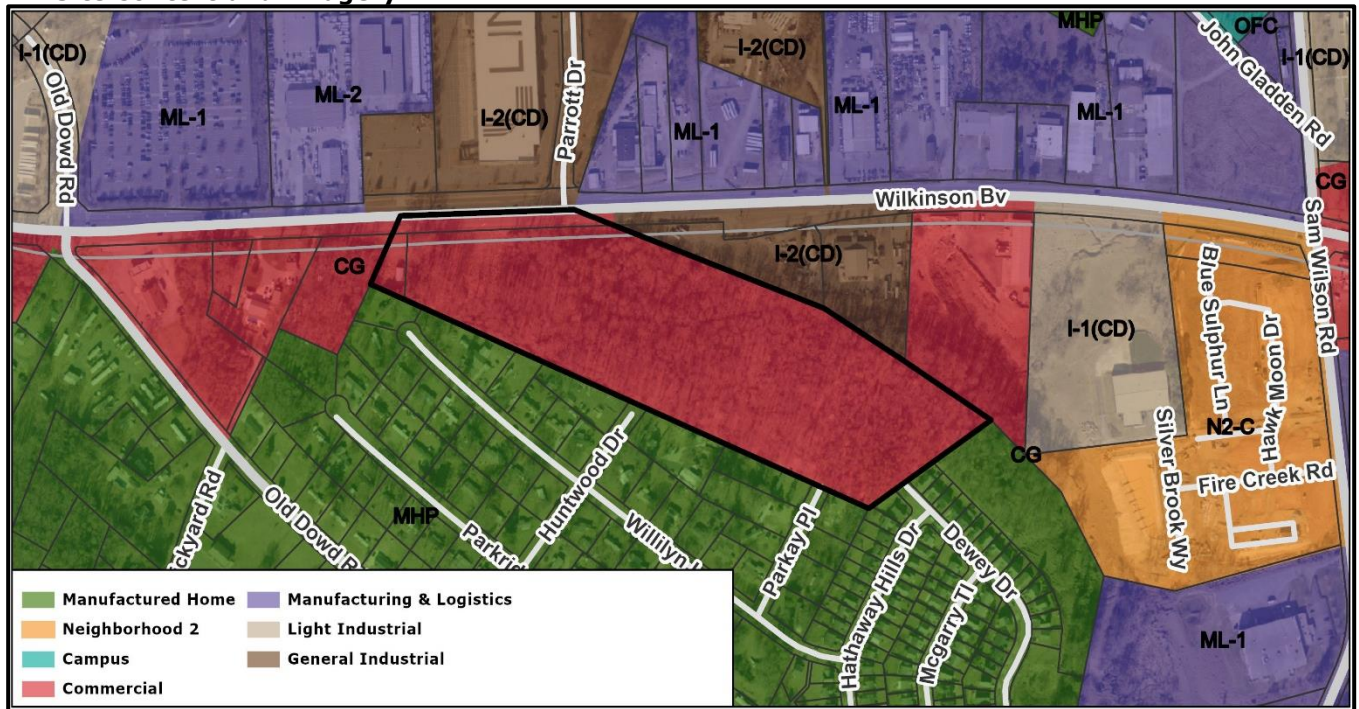
- Existing Zoning:
 - CG: This district allows for general commercial uses along intersections and arterial streets, accommodating auto access while also encouraging improvement of the pedestrian environment.
- Proposed Zoning:
 - N2-B: This district is intended for the development of multi-family attached or stacked dwellings, either as standalone buildings or as components of multi-dwelling developments.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows for 321 multi-family stacked dwellings as part of a multi-dwelling development.
- Commits to a minimum of 10% of the dwelling units reserved for households earning 80% of the area median income for a period of 20 years.
- Establishes a new collector street with connections to Wilkinson Boulevard, Huntwood Drive and Dewey Drive.
- Reserves 70' of right-of-way along Wilkinson Boulevard for the future LYNX Silver Line.
- Provides a 25' Class B landscape yard along the northeastern property boundary where adjacent to ML-1 and I-2(CD) zoning.
- Provides a 20' Class C landscape yard with 6' tall opaque fence along the southern property boundary where adjacent to Neighborhood 1 Place Type.
- Depicts a dedication of 1 acre to Mecklenburg County for a future park.
- Commits to providing at least four of the following open space amenities: enhanced plantings above ordinance requirements, specialty paving materials, shading elements, seating, public art, interactive elements, and decorative lighting.

• Site Context and Imagery



- The site and some adjacent properties to the east and west along Wilkinson Boulevard are zoned CG. Properties to the south are zoned MHP (Manufactured Home Park), while other properties to the north are zoned for industrial uses (ML-1 (Manufacturing & Logistics 1), ML-2 (Manufacturing & Logistics 2, and I-2(CD) (General Industrial, Conditional).



This site, marked by a red star, is surrounded by a mix of uses including commercial and industrial uses to the north, east, and west along Wilkinson Boulevard, and residential uses to the south.



Street view of the wooded site as seen from the dead end of Huntwood Drive.



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



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

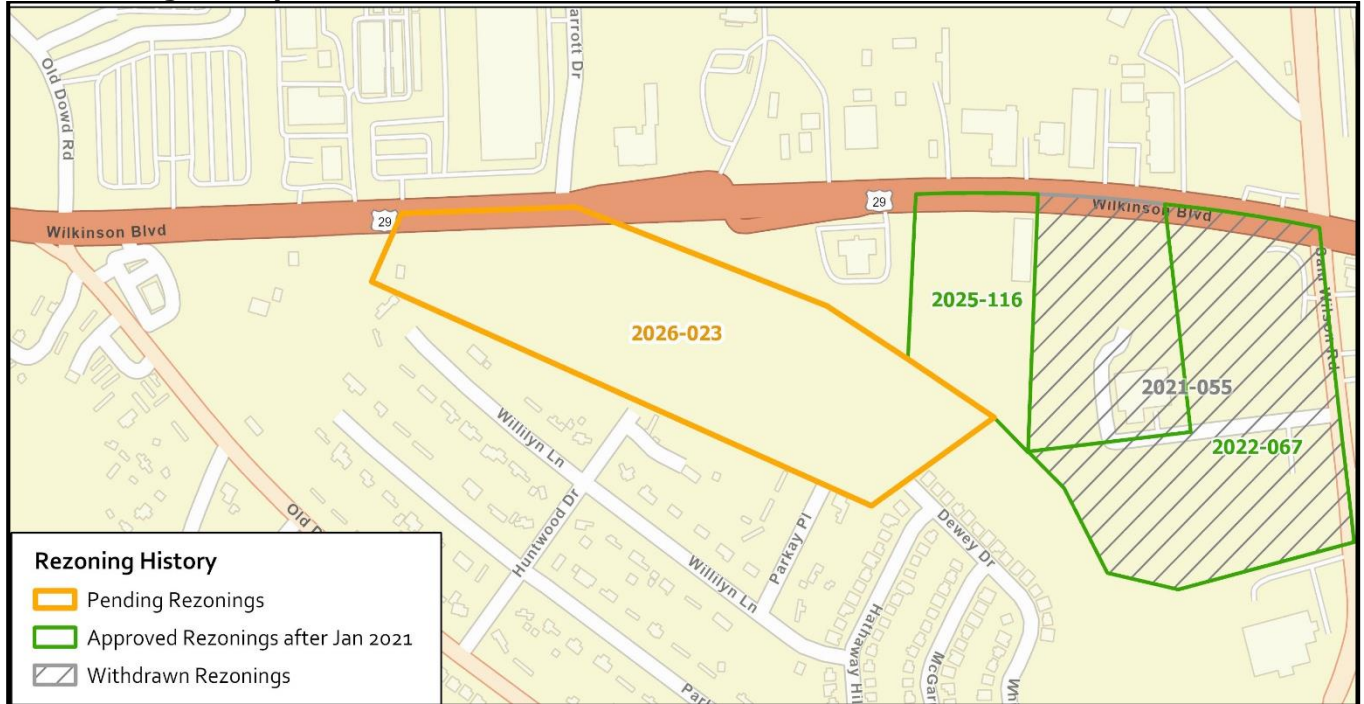


Street view of residential uses to the south of the site along Parkway Place.



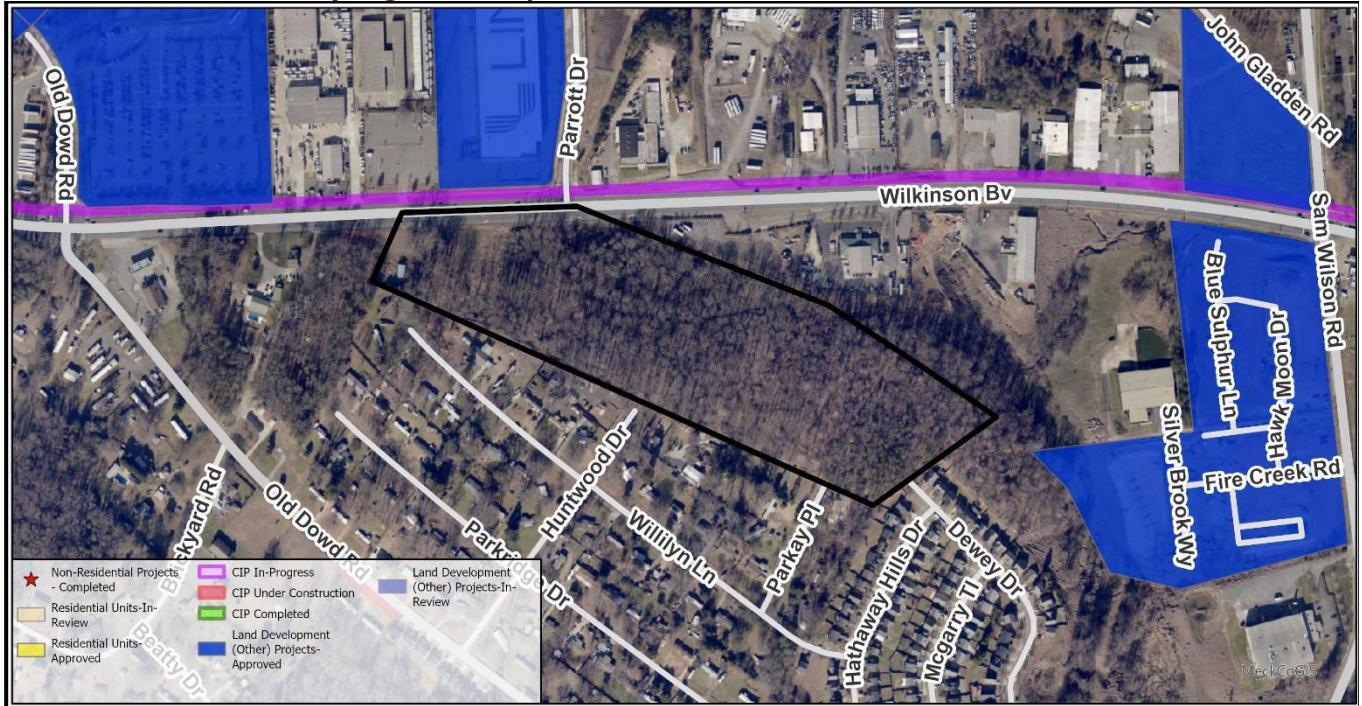
Street view of residential uses to the south of the site along Willilyn Lane.

• **Rezoning History in Area**



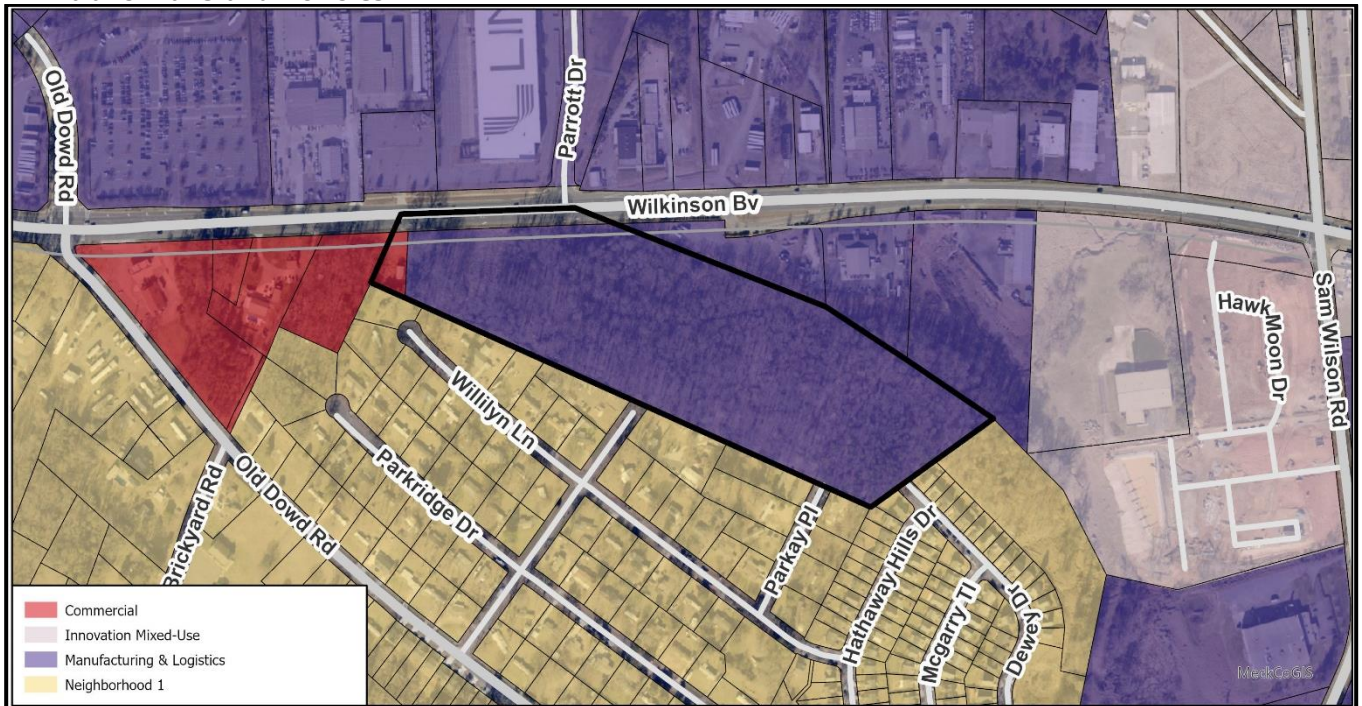
Petition Number	Summary of Petition	Status
2025-116	Rezoned 5.8 acres from CG (General Commercial) to ML-1 (Manufacturing & Logistics 1) to allow for all uses permitted in the ML-1 district.	Rezoning approved, no permit applications submitted.
2022-067	Rezoned 15.92 acres from B-2 (General Business) to TOD-NC (Transit Oriented Development-Neighborhood Center) to allow all uses in the TOD-NC district.	Rezoning approved, permit application approved for 378 apartments (LDCP-2023-00286), site under construction.
2021-055	Petition to rezone 23.84 acres from I-1(CD) to I-1.	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 *West Outer Area Plan* and accompanying *2040 Policy Map* recommends the Manufacturing & Logistics Place Type. The proposed rezoning is not in alignment with the adopted Manufacturing & Logistics Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood 2 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.
- Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.
- This site is within the *West Outer Area Plan*. The rezoning petition may help facilitate the priority goals 2 and 3 given its commitment to developing apartment-style units in area where that product is not common and further restricting 10% of the units to be reserved at 80% Area Median Income for a minimum of 20 years.
- 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 Neighborhood 2.

Criteria for Neighborhood 2 Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	2-4 acres	The site is 20.15 acres.
Preferred Place Type Adjacencies	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The petition is adjacent to Commercial, N1 and ML Place Types. ML is not a preferred adjacency, but there appears to be adequate buffering via creek and utility corridors, and no cross access between uses with access to the existing ML also coming from Wilkinson Blvd.
Locational Criteria (all considered)	Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor Within ¼ or ½ mile of Activity Center, Campus or Innovation Mixed Use Within Access to Housing Gap (EGF) Remnant parcels Frontage along arterial or major roads	This petition is located along a future light rail transit right-of-way, though the timeline of implementation is uncertain. The site is along bus transit, though the available route does not run frequently. This petition is near IMU Place Type to the east though the area lacks pedestrian infrastructure to access this area and daily goods and services are not generally located within the place type. This petition is within an access to housing gap It is not a remnant parcel Wilkinson Boulevard is a major arterial per the Charlotte Streets Map.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Wilkinson Boulevard, a State-maintained major arterial, east of Old Dowd Road, a State-maintained minor arterial. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 2,133 daily trips, this will trigger a Traffic Impact Study and Tier 3 multimodal assessment. Site plan and/or conditional note revisions are needed to update dimensioning of internal roadways, show existing and proposed roadway and streetscape improvements along Wilkinson Boulevard, completion of TIS, realign Huntwood Drive through the site, and modify site access along Wilkinson Boulevard in accordance with the UDO. Further details are listed below.
- **Active Projects:**
- TIP - HL-0038A
 - Route: US 29 / US 74 (Wilkinson Boulevard); US 29 (North Tryon Street)
 - Description: Gaston County line to Field Ridge Road; West Sugar Creek Road to Old Concord Road. Resurface roadways.
 - Category: EX
 - Mode: Highway
 - Construction Year: 2022, Complete
- **Transportation Considerations:**
 - See Outstanding Issues, Notes 8-17.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 7,458 trips per day (based on 201,500 SF commercial uses).
 - Proposed Zoning: 2,133 trips per day (based on 321 apartments).

- **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 18-inch gravity sewer main located along Wilkinson Blvd.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The development may add 39 students to the schools in this area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Berryhill K-8 currently at 100% utilization, would increase to 107%
 - West Mecklenburg High currently at 66% utilization, would increase to 67%.
 - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**

- The site is located along the proposed LYNX Silver Line and the petitioner commits to reserving 70' of ROW to accommodate future transit infrastructure.
- **Considerations:**
 - See advisory comments at www.rezoning.org

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** See Outstanding Issues, Note 3.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** See Outstanding Issues, Note 2.

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 outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGSite and Building Design

1. Add a conditional note committing to dedication of 1.0 acre park area to Mecklenburg County.
2. Revise the site plan to remove proposed green area from all right-of-way and the BMP area.
3. Revise conditional note 2.b. to read: "A minimum of 10% of the total multi-family residential units within the site shall be designated as affordable housing. The monthly rents of the affordable units will be restricted to households with an area median income of 80% or less (as published and periodically updated by the US Department of Housing and Urban Development). Monthly rental rates shall be set no higher than is described in the UDO Zoning Administration Manual section related to affordable housing. Household income will be determined by household income verification under Federal Code of Regulations 24 CFR Part 5. Affordable units will remain affordable for a period of not less than twenty (20) years from the date the units are placed in service."
4. Include the following note regarding paving, shading elements, and interactive elements: "When this element is utilized, the petitioner shall provide details/technical notes on the element along with the location of installation."
5. Reorient building #4 to be fronting either Wilkinson Boulevard or the new public street.
6. Relocate common open space in western corner to be internal to the site where it can be more accessible to residents.
7. Relocate amenity center to a more central location where is more accessible to residents of all buildings.

Transportation

8. Revise dimensions regarding the internal roadway and ensure they match the required back of curb dimensions. Include CLDSM detail for typical section U-07B and U-03 detail on rezoning plan sheet 2 for the internal public roads.
9. Add a dimension for Huntwood Drive from the roadway centerline to the back of curb location.
10. Internal roadway dimensions need to be dimensioned from centerline to back of curb.
11. Internal roadways will need to have standard curb and gutter and not valley gutter. Revise site plan and conditional notes to show proper back of curb location according to the required CLDSM details.
12. The petition's zoning falls within the low intensity development which based on the 2,133 daily trips will trigger Tier 3 (9 mitigation points) for multimodal assessment. The petitioner shall review and assess the publicly accessible pedestrian network within ¼ mile walking distance of the site to identify multimodal infrastructure to meet the Tier 3 (9 mitigation points) for multimodal assessment.
13. Revise site plan and conditional note(s) to commit to dedicate minimum 53 right-of-way from the road centerline along Wilkinson Boulevard, minimum 33.5 feet along internal public roads and Huntwood Drive. The site plan shall label and dimension the right-of-way from the road centerline.
14. Revise site plan and conditional note(s) to show existing and proposed Wilkinson Boulevard roadway section and label median, travel lanes, curb & gutter, planting strip and shared-use-path. Ensure it is clearly shown and that you are clearly showing how your site will interact with the surrounding area.
15. Revise conditional transportation note E to read "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued." Remove any notes about phasing, unless you are proposing to phase the site.
16. Revise site plan and conditional note(s) to realign Huntwood Drive from existing stub to Wilkinson. Only one access is permitted along Wilkinson and should be located somewhere within the middle of the Wilkinson Boulevard frontage.
17. Revise site plan and conditional note(s) to commit to connecting roadway and streetscape improvements to existing Huntwood Drive, Dewey Drive, and Parkway Place. You can note that Parkway Place connection may be coordinated during permitting for possible street exception which would allow you to not connect to existing Parkway Place street stub.