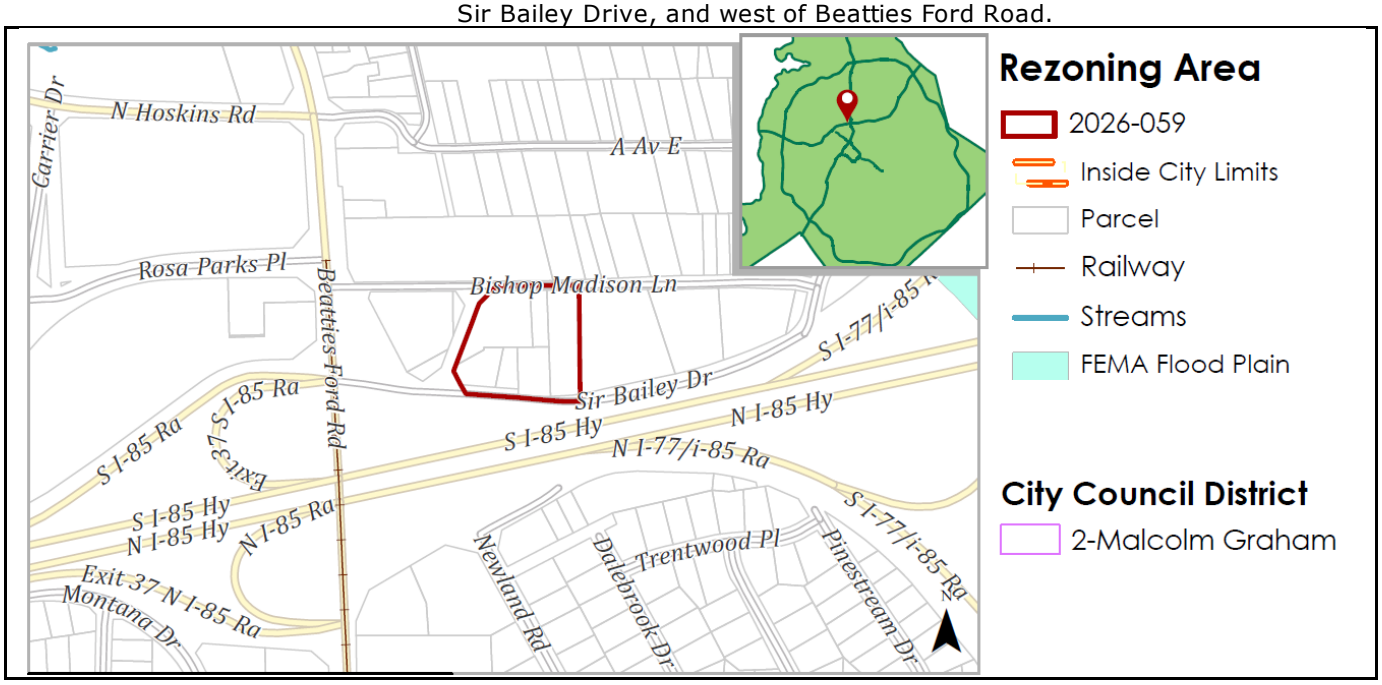
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2026-059
Pre-Hearing Staff Analysis

Public Hearing Date: November 16, 2026

REQUEST	Current Zoning: CG (General Commercial) Proposed Zoning: CR(CD) (Regional Commercial, conditional)
LOCATION	Address: 1840 Bishop Madison Lane Charlotte, NC 28216 Approximately 2.52 acres located south of Bishop Madison Lane, north of Sir Bailey Drive, and west of Beatties Ford Road.



SUMMARY OF PETITION	The petition proposes the development of a 10,000 square foot vehicle operations facility and office on a site that is currently vacant.
PROPERTY OWNER	The United House of Prayer for All People of the Church on the Rock of the Apostolic Faith
PETITIONER	The United House of Prayer for All People of the Church on the Rock of the Apostolic Faith
AGENT/REPRESENTATIVE	John Carmichael, Robinson Bradshaw, PLLC
COMMUNITY MEETING	The community meeting was held on October 7, 2026 date and 25 people from the community attended. The community meeting report notes that items discussed at the meeting included a description of the proposed development building of up to 10,000 square feet for a vehicle operations facility, medical/dental office, or office use. Community comments focused primarily on site design details, including landscaping and buffering, building appearance and size, traffic access, hours of operation, and whether fuel storage would occur on-site, expressing interest in ensuring substantial tree and shrub plantings and compatibility with nearby residential properties. The full meeting report is available online.

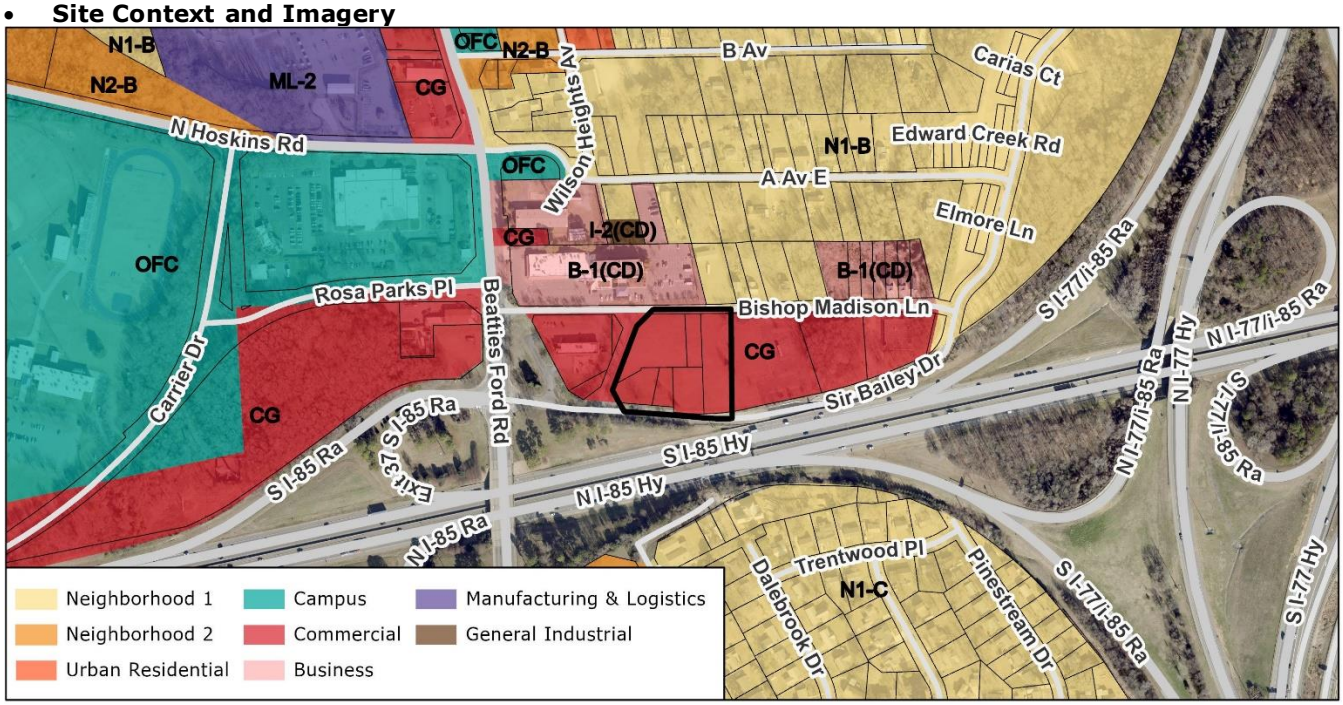
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues related to transportation. Plan Consistency The petition is **consistent** with the goals and policies of the *West Middle Community Area Plan*. The petition may not facilitate any priority goals of the area plan. Rationale for Recommendations • The proposed rezoning to CR(CD) (Regional Commercial, conditional) is reasonable and in the public interest as the site is within an area designated by the *2040 Policy Map* for the Commercial Place Type. • The proposed development is intended to support an institutional use and is compatible with surrounding land uses, including nearby institutional facilities such as a daycare and senior living community. • The *2040 Comprehensive Plan* describes the Commercial Place Type as primarily car-oriented places, providing services, located along major transportation corridors and near interstate highways while facilitating a walkable and landscaped public realm. • The site is located one block east of Beatties Ford Road, a major corridor designated as a 4+ Lane Avenue on the Charlotte Streets Map, and one block north of Interstate I-85, • The plan commits to providing 8-foot sidewalks and 8-foot planting strips along all three street frontages. • Access to the site is not permitted from Bishop Madison Lane to keep heavy vehicle traffic farther away of single family residential on Bishop Madison Lane. And the plan provides a 20-foot landscape yard along Bishop Madison Lane to better screen adjacent single family residential from the development.

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:
    - CR: This district is intended for areas of large-scale and/or regionally significant commercial uses. Such uses may constitute a coordinated cluster of commercial uses or a single large-scale commercial use of regional significance.
    - 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:
  - Permitted uses would be limited to a vehicle operations facility with accessory office space, medical/dental office, or general office use.
  - A maximum of one principal building may be developed on the site.
  - Vehicle access would be provided from Sir Bailey Drive and the adjacent unnamed street, with no direct vehicular access to Bishop Madison Lane.
  - An 8-foot planting strip and 6-foot sidewalk will be provided along all street frontages.
  - A minimum 20-foot-wide Class B landscape yard will be installed along the site's frontage on Bishop Madison Lane to help screen the development from nearby properties, exceeding the requirements of the Unified Development Ordinance (UDO).
    - Landscaping will include a combination of trees, evergreen trees, and shrubs.

- **Site Context and Imagery**



- The site abuts properties zoned CG (General Commercial) to the east and west along the south side of Bishop Madison Lane. Properties across Bishop Madison Lane to the northeast are zoned N1-B (Neighborhood 1-B). Properties along the north side of Bishop Madison Lane are zoned B-1(CD) (Business-1, conditional). Additional nearby zoning includes CG, OFC (Office Flex Campus), and I-2(CD) (General Industrial, conditional) located along Beatties Ford Road.



The site (indicated by red star above) is located on the south side of Bishop Madison Lane, approximately one block east of Beatties Ford Road, just north of Interstate I-85, and approximately ¼-mile from the Interstate I-85 and I-77 interchange. The site is situated within an established commercial corridor that includes a mix of retail, office, institutional, and residential uses.



View of the site looking southeast from Bishop Madison Lane. The site is owned by the United House of Prayer and the proposed development is intended to support the institution's operations and mission. The property is located within an area that includes several other institutional uses, including a daycare facility and a senior living community.



View of a senior living facility located north of the site across Bishop Madison Lane.



View of a daycare facility owned by the United House of Prayer and located west of the site across an unnamed street right-of-way.



View of single family houses located northeast of the site across Bishop Madison Lane. The proposed development has committed to provide a landscape yard along Bishop Madison Lane to better screen the site from the existing residential.

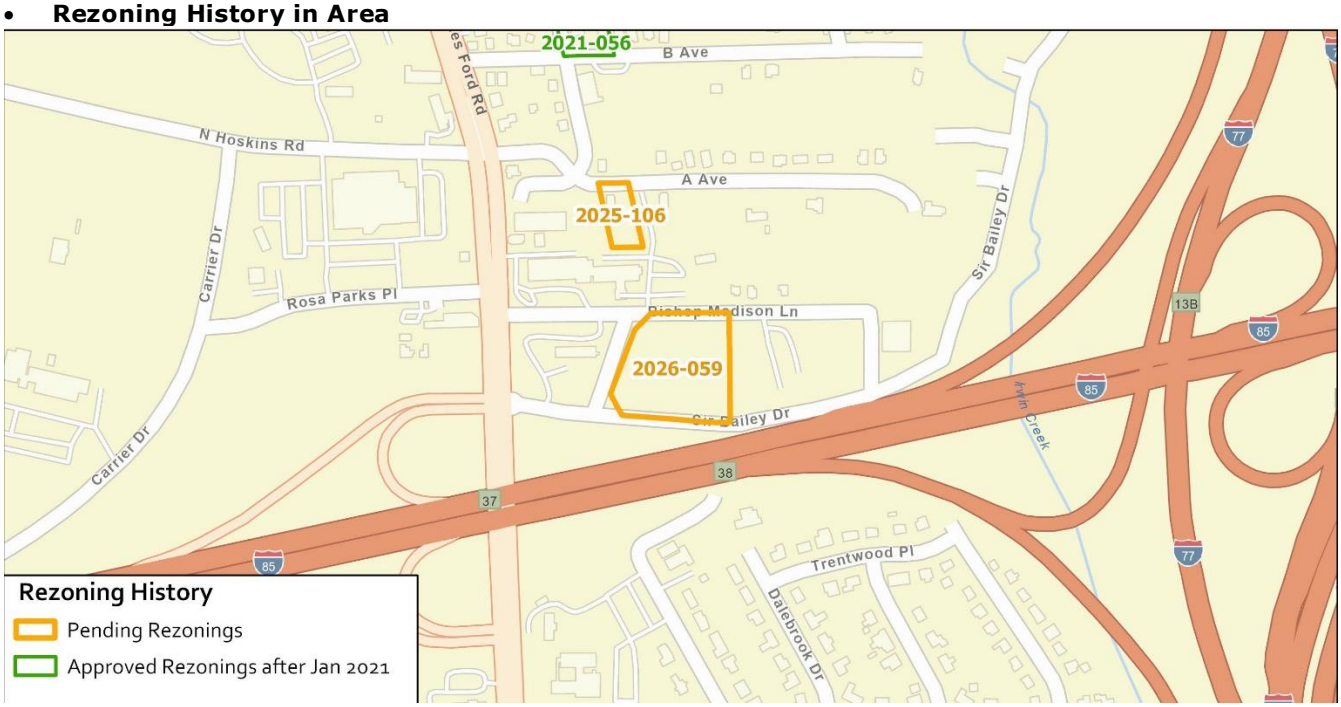


View of a vacant office building located on Bishop Madison Lane one block east of the site.



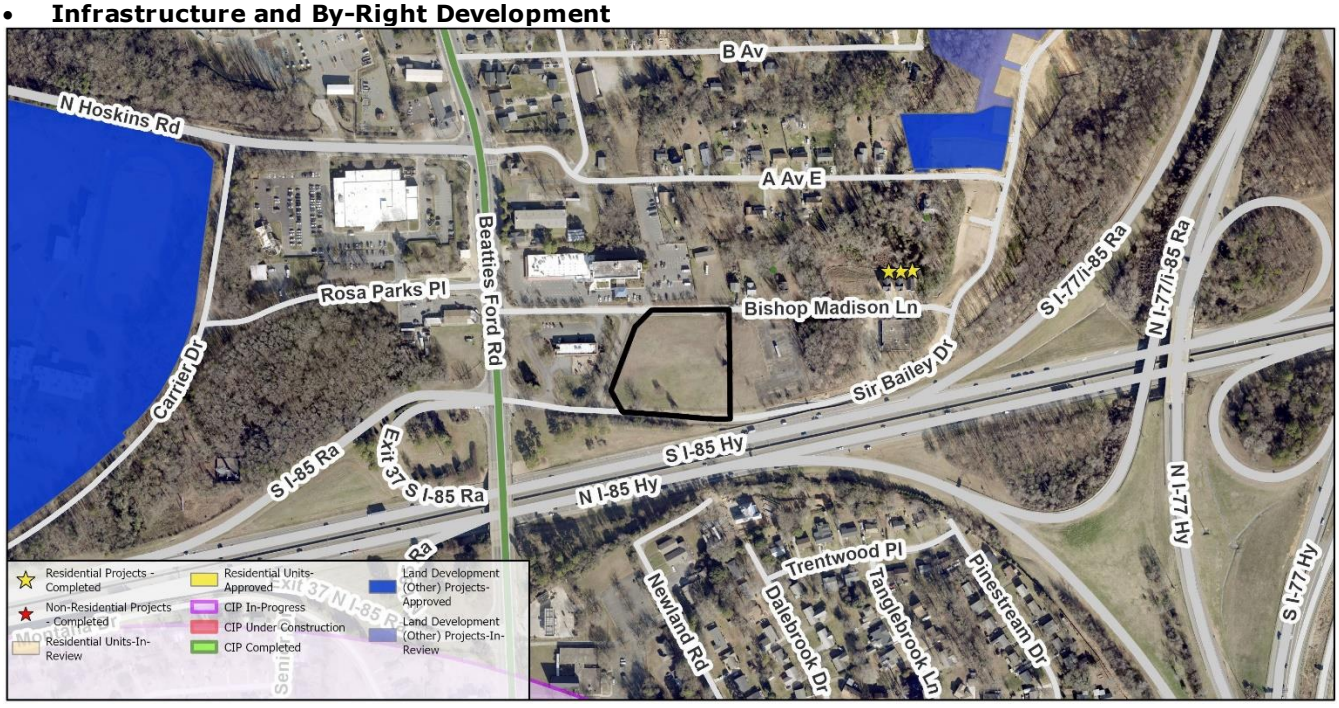
View of commercial development located northwest of the site at the intersection of Beatties Ford Road and Bishop Madison Lane.

- **Rezoning History in Area**



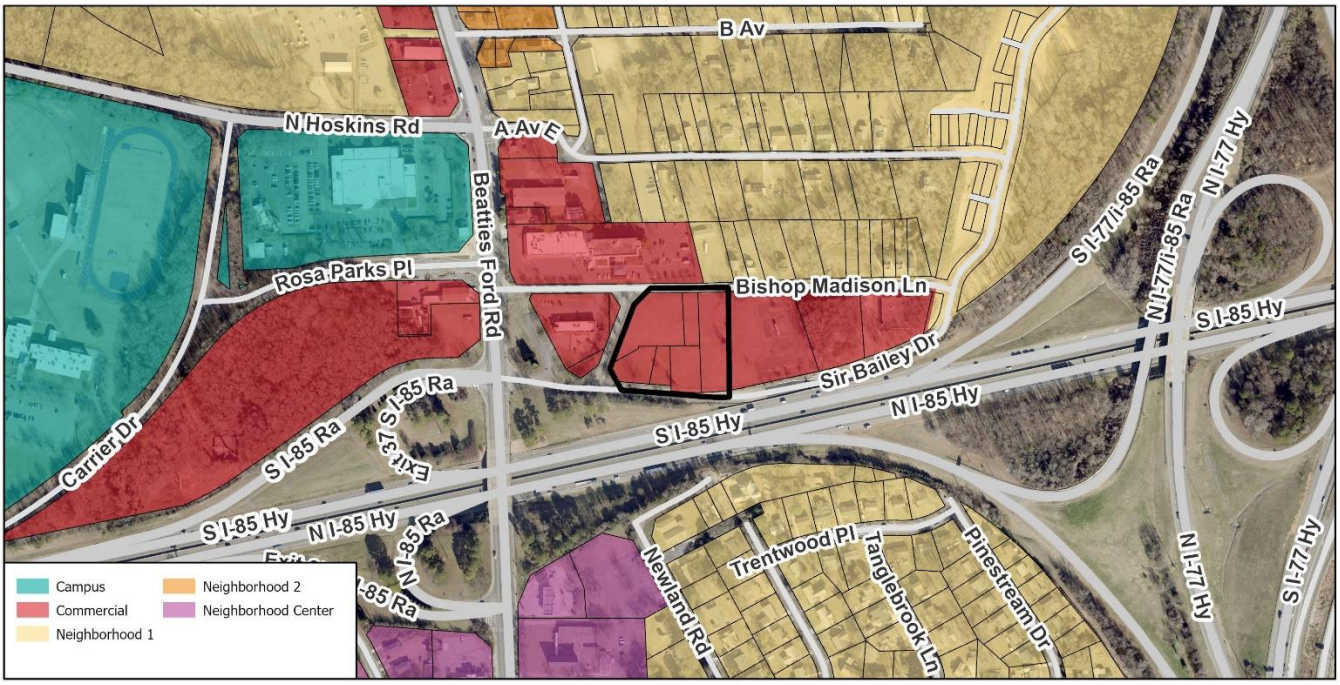
Petition Number	Summary of Petition	Status
2021-056	Rezoned 1.35 acres from R-3 (Single Family Residential) and R-17MF (Multi-Family Residential) district to UR-2(CD) (Urban Residential-2, conditional) districts to allow for a 20-unit multi-family development.	Rezoning approved, no permit applications submitted.
2025-106	Rezone 0.46 acres from N1-B (Neighborhood 1-B) and I-2(CD) (General Industrial, conditional) districts to N1-C (Neighborhood 1-C) district to allow all uses permitted in the N1-C district.	Rezoning pending.

- **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 Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Commercial Place Type. The proposed rezoning is in alignment with the adopted Commercial Place Type.
    - Commercial places are primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.
    - This site is within the *West Middle Community Area Plan*. The rezoning petition may not help facilitate any of the priority goals of the plan.

- **INFRASTRUCTURE COMMENTS**
  - **Charlotte Department of Transportation**
    - The site is located adjacent to Bishop Madison Lane, a City-maintained local street, east of Beatties Ford Road, a City-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to updating labeling for right of way dedication from "future" to "proposed" and adding conditional notes related to abandonment of "Unnamed Road".
    - **Active Projects:**
      - N/A
    - **Transportation Considerations:**
      - See Outstanding Issues, Notes 1-3.
    - **Vehicle Trip Generation:**
      - Current: CG.
        - Existing Use: N/A trips per day (based on vacant).
        - Existing Zoning Entitlements: 2,462 trips per day (based on 52,900 square feet of commercial).
      - Proposed Zoning: CR. 144 trips per day (based on 10,000 square feet of vehicle operations facility with accessory office) or 322 trips per day (based on 10,000 square feet of medical/dental office).
  - **Storm Water Services**
    - The petitioner provided notes committing to comply with Stormwater Articles 23 through 28 in the UDO.
    - **Considerations:**
      - No outstanding issues.

- **Charlotte Water**
  - Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Bishop Madison Ln. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Bishop Madison Ln.
  - **Considerations:**
    - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
  - Nonresidential petitions do not impact the number of students generated.
  - **Considerations:**
    - 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:** See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

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

Transportation

1. CDOT: Revise site plan and conditional note(s) to commit to dedicate 34.5’ of right-of-way from the Sir Bailey Drive road centerline. The site plan shall label and dimension the right-of-way from the road centerline.
2. CDOT: Revise site plan and conditional note(s) to commit to dedicate 34.5’ of right-of-way from the Bishop Madison Lane road centerline. The site plan shall label and dimension the right-of-way from the road centerline.
3. CDOT: Add a conditional note specifying “The petitioner needs to complete and submit the Right of way Abandonment Petition form to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process.”

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818