



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2026-019

August 4, 2026

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: ML-2(CD) (Manufacturing and Logistics-2, Conditional)

LOCATION

Approximately 22.89 acres located north of Morehead Road, west of Stowe Lane, and east of Old Holland Road.

(Outside City Limits) Adjacent City Council District: Renee Johnson, County Commissioner District 3: George Dunlap

PETITIONER

ACRO Development Services

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and policies of the *North Middle & Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 8: Diverse & Resilient Economic opportunity may be supported by development of this site, which is connected to a portion of the same property in Concord (Cabarrus County) as part of a research campus for the motorsports industry which has the potential to generate a substantial number of jobs across a wide range of skill levels.
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to the Manufacturing and Logistics Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This site is in a more rural area of Charlotte's ETJ and, although adjacent to Neighborhood 1 (N1), it is not

within or adjacent to a neighborhood. Its context aligns more closely with the expanding Cabarrus County motorsports campus.

- The petition may include Industrial and Research & Development type uses to expand and complement the existing Hendrick Motorsport Campus.
- Although Manufacturing and Logistics Place Types are generally not ideal adjacent to N1, the petition includes a 100-foot Class A landscape yard along the northwestern boundary abutting the existing Neighborhood 1 zoning district, as well as 25-foot Class B landscape yards along both the Morehead Road and Old Holland Road frontages.
- In addition to providing landscape yards, the Petitioner acknowledges the need to be responsive of neighbors and agrees that all principal uses on the site will operate within fully enclosed buildings. No manufacturing, fabrication, processing, or assembly activities may take place outside of an enclosed structure.
- The Petitioner commits that any noise-producing activities on the site will comply with the City's Noise Ordinance.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Manufacturing and Logistics Place Type for the site.

Motion/Second: Stuart / Gaston

Yeas: Welton, Blumenthal, Gaston, Russell, Millen, Neeley, Stuart

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *North Middle & Outer Community Area Plan*.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225