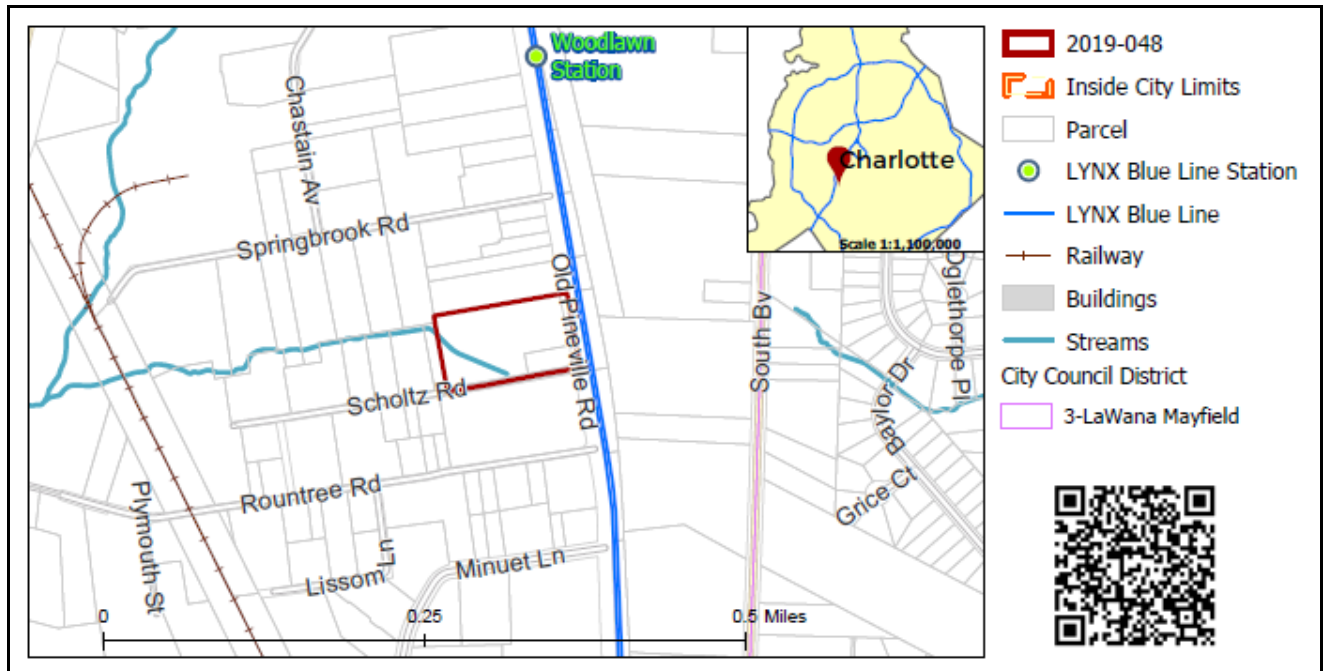


**REQUEST**

Current Zoning: I-2 (General Industrial)  
Proposed Zoning: TOD-CC (Transit Oriented Development-Community Center)

**LOCATION**

Approximately 3.6 acres located at the intersection of Old Pineville Rd. and the north side of Scholtz Rd., south of Springbrook Rd.



**SUMMARY OF PETITION**

The petition proposes to redevelop the site to allow all uses in the TOD-CC district for the site located south of the Woodlawn Transit Station.

**PROPERTY OWNER**

John J. Huson Revocable Trust U/A

**PETITIONER**

B&B RE Ventures, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Ty Shaffer, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with overall vision of the *Woodlawn Transit Station Area Plan* recommendation for transit oriented development,.

Rationale for Recommendation

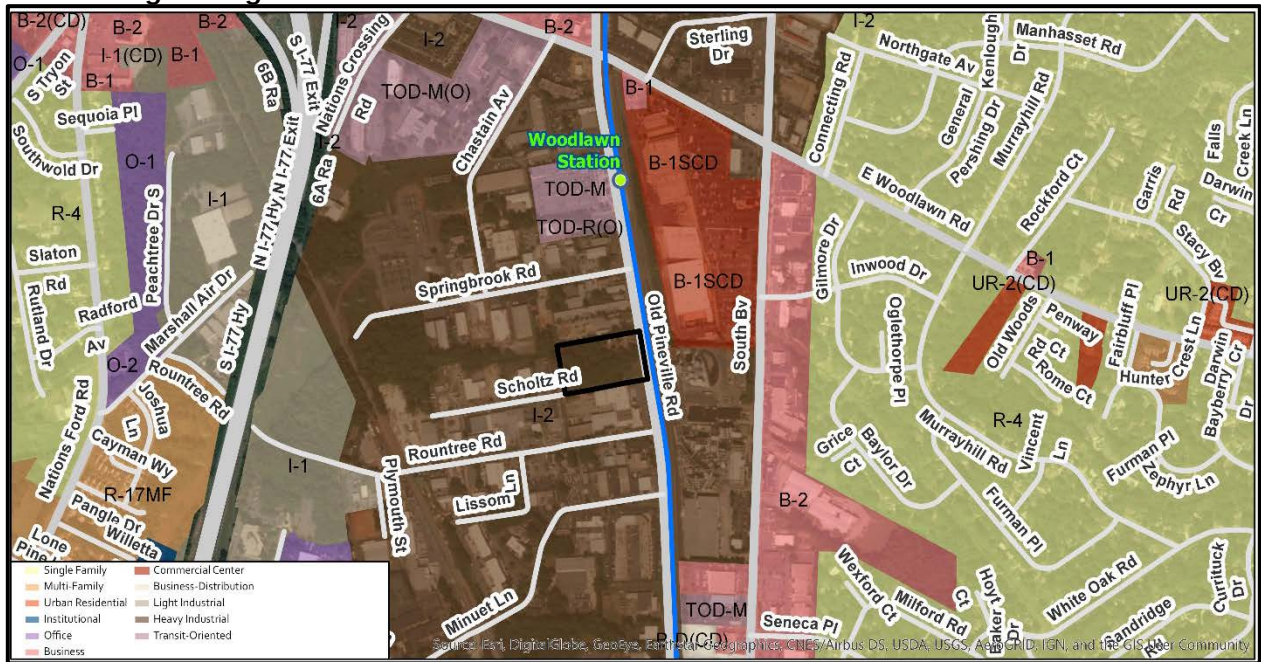
- The proposal is generally consistent with the long-term vision for the transit station area plan to provide a high intensity mix of transit supportive uses within walking distance of the transit station.
- The subject site is less than a ¼ mile walk of the Woodlawn Station on the LYNX Blue Line.
- The proposal allows a site previously used for industrial purposes to be redeveloped with a transit supportive project.

## PLANNING STAFF REVIEW

- Proposed Request Details**

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

- Existing Zoning and Land Use**



The site is surrounded by a mixture of warehousing, office and industrial uses.



The site is developed with industrial use with outdoor storage and equipment.



Property north of the site is developed with an industrial use (tree trimming service office and equipment).





Property south of the site, across Scholtz Road is developed with a brewery.

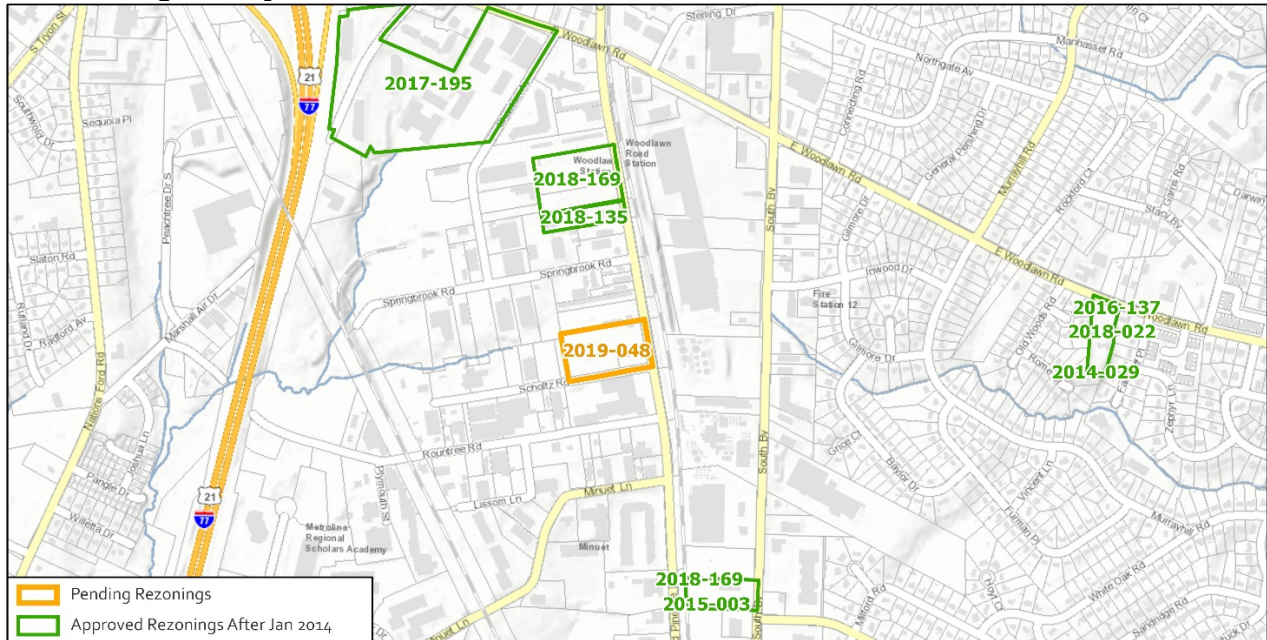


East of the site is the LYNX Blue Line and freight rail lines.



West of the site is parking for nearby warehouse, office and industrial uses.

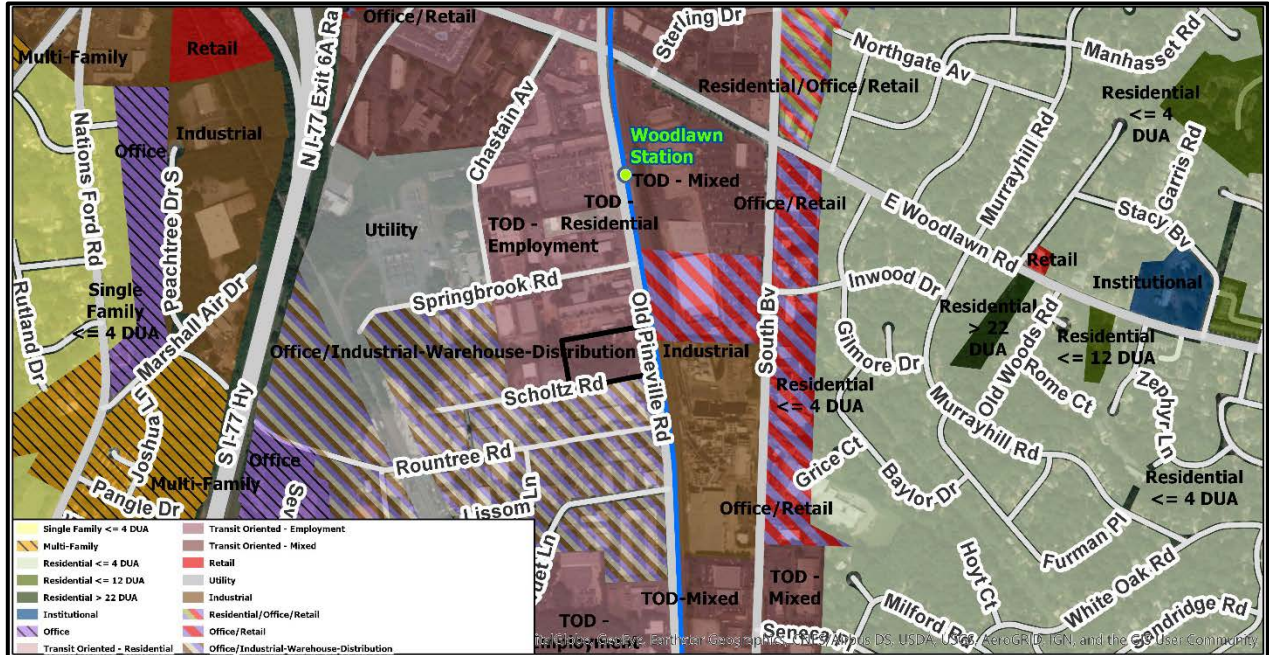
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-029, 2016-137 and 2018-022	Rezoned the same 1.58 acre parcel to UR-2(CD) (urban residential, conditional) to allow townhomes. The most recent rezoning allows up to 18 attached residential units.	Approved
2015-003	Rezoned a 2.17 acre parcel from B-2 (general business) to TOD-M (transit oriented development-mixed use) to allow all uses in the district.	Approved
2017-195	Rezoned a 19.78 acre parcel from I-2 to TOD-M(CD) (transit oriented development-mixed use, conditional) to allow all uses in the district.	Approved
2018-135	Rezoned a 1.49 acre parcel from I-2 to TOD-RO (transit oriented development-residential, optional) to allow a minimum of 30 residential units and up to 10,000 square feet of commercial uses.	Approved
2018-169	TOD text amendment - translated zoning of properties conventionally zoned TOD (transit oriented development) (TOD-M, TOD-R, TOD-E) to TOD-CC.	Approved



- **Public Plans and Policies**



- The *Woodlawn Transit Station Area Plan* (2008) recommends employment-focused transit supportive development, for the subject property.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located at the intersection of Old Pineville Road and Scholtz Road in close proximity to Woodlawn Road. CATS Woodlawn Road Blue Line Station is 1/3 mile to the north along Old Pineville Road. The site has existing curb and gutter, back of curb 6-foot sidewalk on the Old Pineville Road frontage. The site does not have curb and gutter, planting strip and sidewalk along the Scholtz Road frontage. CDOT will work with the petitioner during permitting to position the driveway and implement any required streetscape improvements.
  - **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 200 trips per day (based on 14,000 square feet of manufacturing).  
Entitlement: 130 trips per day (based on 54,000 square foot warehouse).  
Proposed Zoning: Too many uses to determine (based on TOD-CC uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch and 12-inch water distribution main located along Old Pineville Road and via an existing 6-inch water distribution main located along Scholtz Road. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Willingness to Serve application has been received and is currently under review. Correspondence will be maintained with the applicant.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** John Kinley (704) 336-8311