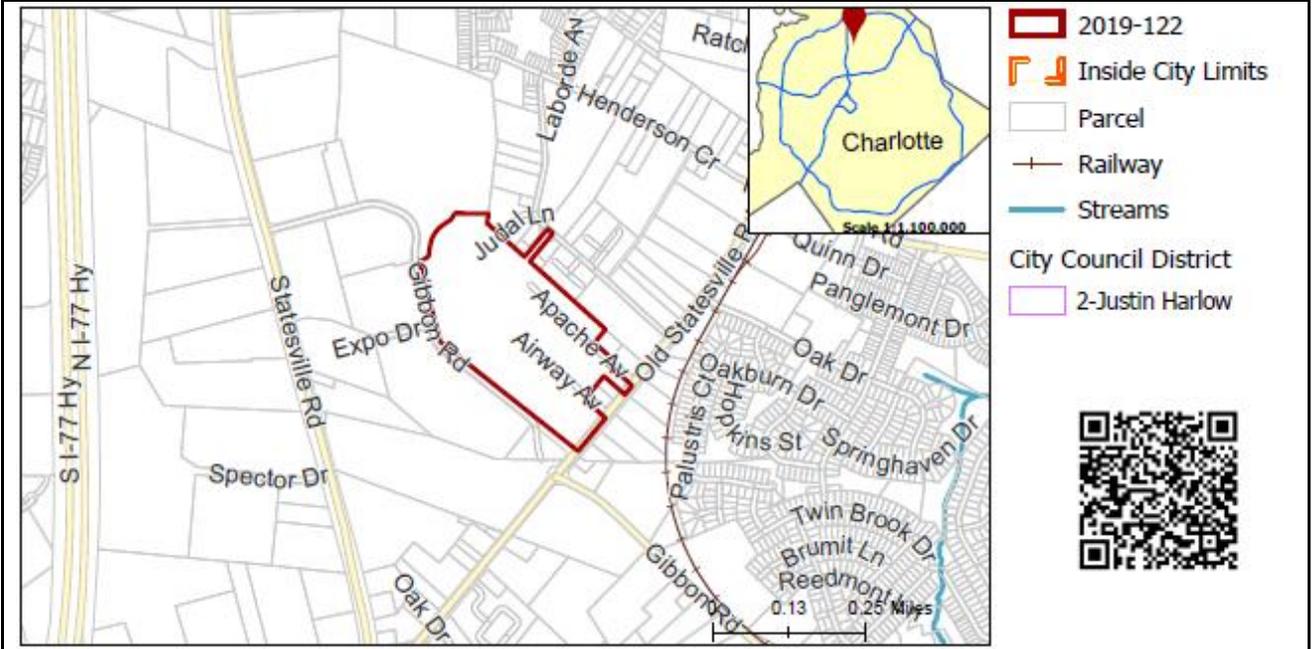


**REQUEST**

Current Zoning: I-1(CD) (light industrial, conditional)  
Proposed Zoning: I-1 (light industrial)

**LOCATION**

Approximately 39.7 acres located on the west side of Old Statesville Road, north of Gibbon Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the I-1 (light industrial) district.

**PROPERTY OWNER**

KSS Charlotte, LLC

**PETITIONER**

Beacon Partners

**AGENT/REPRESENTATIVE**

Collin Brown, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the future land use recommendation for retail use on the site.

Rationale for Recommendation

- While the requested industrial zoning is inconsistent with the future land use plan recommendation of retail, the industrial zoning would continue to permit some retail uses, as well as office and industrial-warehouse-distribution uses.
- Before the approval of rezoning petition 2009-052, the *Northeast District Plan* recommended industrial uses for the site.
- Rezoning petition 2009-052's request for retail uses assumed that the race track on the site was going to be renovated and turned into an entertainment district. This did not come to fruition, eliminating the need for retail focused zoning in an area that is largely zoned industrial.

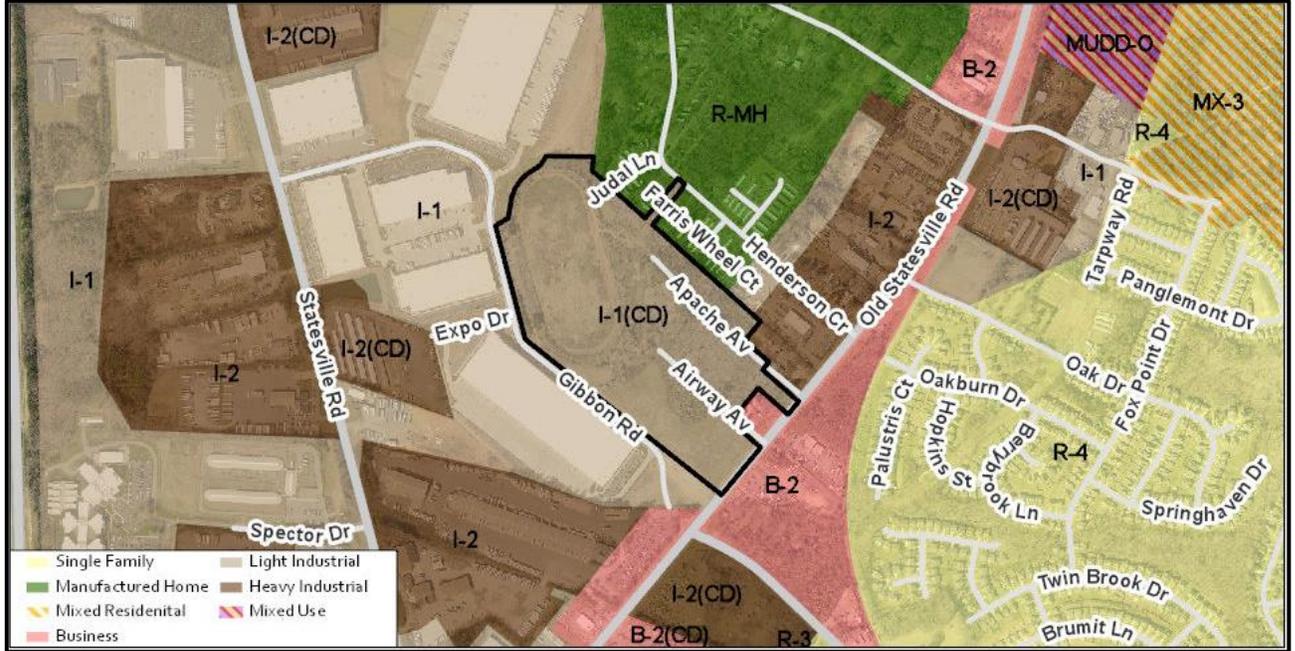
The approval of this petition will revise the adopted future land use from retail uses to industrial/warehouse/distribution uses for the site.

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

• **Existing Zoning and Land Use**



The subject property is zoned I-1(CD) and is vacant. The surrounding land uses are industrial, small businesses, and a manufactured home park.



The subject property is the site of the former Metrolina Speedway.



The property to the south along Fairground Road is developed with warehouses.



The property to the north along Henderson Circle is developed with industrial uses and a manufactured housing park.

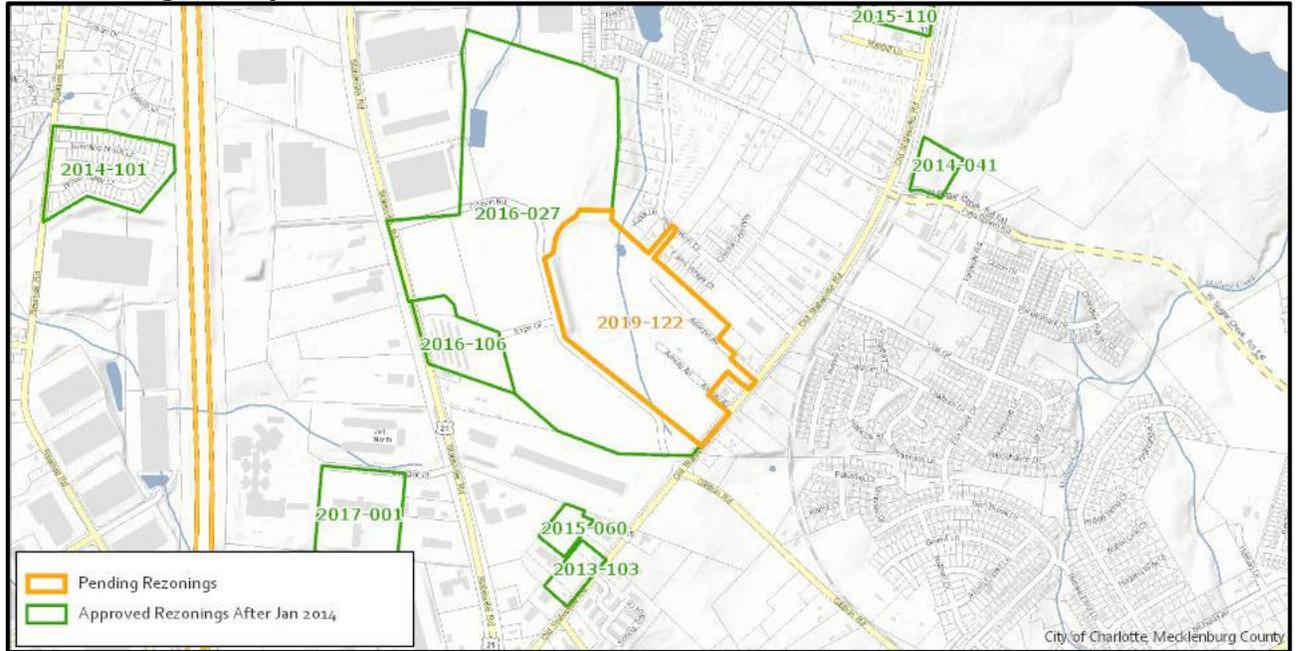


The property to the west is along Gibbon Road is developed with warehouses.



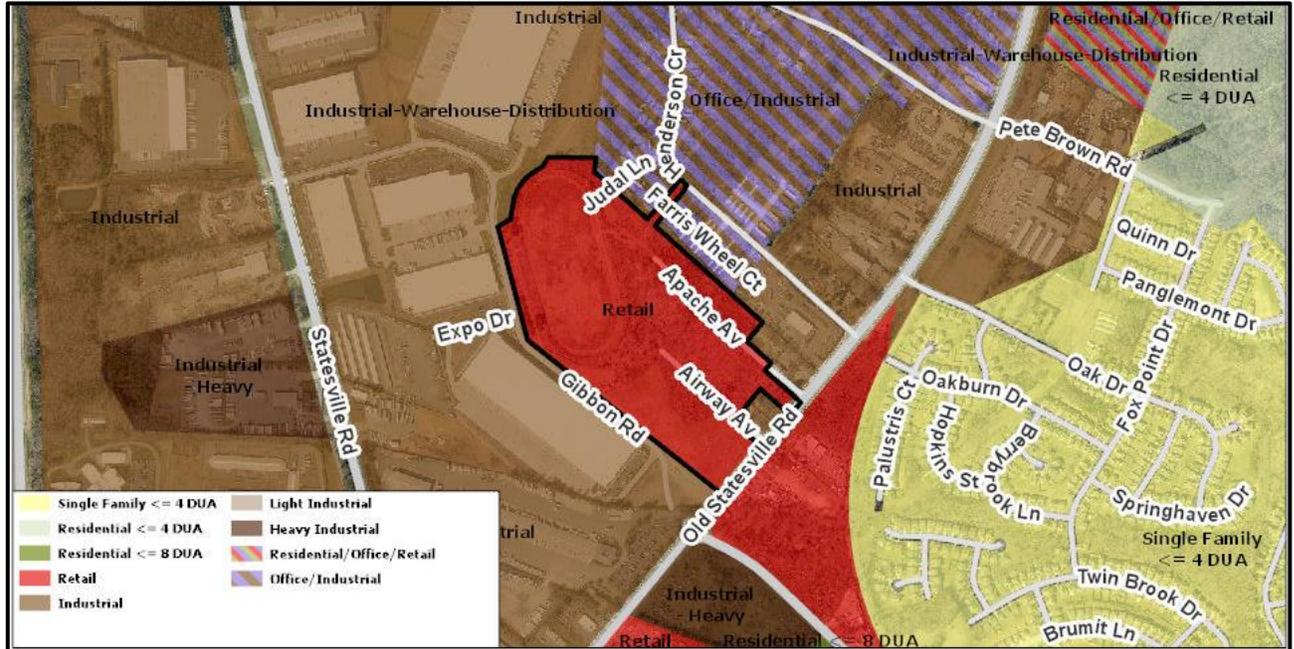
The property to the southeast along Old Statesville Road is developed with a business use.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-103	Rezoned 5.02 acres to allow all uses permitted in the I-1 zoning district.	Approved
2014-041	Rezoned 2.92 acres to allow a contractor’s office and storage yard and all I-1 district uses that are permitted in the I-2 district.	Approved
2014-101	Rezoned 14.30 acres to allow all uses permitted in the R-5 district.	Approved
2015-060	Rezoned 2.54 acres to allow all uses permitted in the I-2 district.	Approved
2015-110	Rezoned 2.8 acres to expand an existing truck cab detailing business and bring all properties associated with the business into one zoning district.	Approved
2016-027	Rezoned 2.02 acres to allow all uses permitted in the I-2 district.	Approved
2016-106	Rezoned 8.60 acres to allow a wireless communications tower.	Approved
2017-001	Rezoned 11.9 acres to allow all uses permitted in the I-2 district.	Approved

- **Public Plans and Policies**



- The *Northeast District Plan* (1996) recommendation for industrial uses was amended to retail uses upon the approval of rezoning petition 2009-052.

- **TRANSPORTATION CONSIDERATIONS**

- The site is on Old Statesville Road, a major thoroughfare, and fronts on Gibbon Road, which is planned to be extended to Old Statesville Road. CDOT has also discussed with the petitioner the possibility of a street connection between Gibbon Road and Henderson Circle. Additionally, CDOT will work with the petitioner during permitting to implement the streetscape along all public streets in accordance with city ordinance.
- No outstanding issues.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on vacant site).  
Entitlement: 4,600 trips per day (based on 150 room hotel and 70,000 square feet of retail, indoor/outdoor amusement).  
Proposed Zoning: 980 trips per day (based on 592,200 square feet of warehouse).

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

- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Engineering and Property Management:**
  - **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

**Planner:** Michael Russell (704) 353-0225