SAFENEST STORAGE
REZONING PETITION #2023-082
CANVASS CAPITAL
URBAN DESIGN PARTNERS

I-77

SITE

★

STATESVILLE RD

OLD STATESVILLE RD

CLT 2040 COMPREHENSIVE PLAN

The Comprehensive Plan is a living document that provides a policy framework that will guide our city's

decision-making and investment in both the near and long term. CLTFuture2040plan.com

CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (UDO)

The UDO simplifies, consolidates and updates the regulations that guide Charlotte's development into a

single document and aligns these standards with the vision of the 2040 Comprehensive Plan.

2040 POLICY MAP

With continuing input from the community, the Planning Department is using a place types tool to create a

map that translates place-based policies from the plan to specific locations throughout the community.

WHAT IS ZONING?

Zoning is the city's method of classifying land by usage.

N1-A	CG	NC
N1-B	CR	CAC-1
N1-C	IC-1	CAC-2
N1-D	IC-2	RAC
N1-E	OFC	UE
N1-F	RC	UC
N2-A	ML-1	TOD-TR
N2-B	ML-2	TOD-CC
N2-C	IMU	TOD-NC
		TOD-UC

- Conventional Rezoning vs By-right Development

- "CD" Conditional Ex: N1-F (CD)

- Types of Zoning Districts:
  - Neighborhood
  - Employment
  - Centers
  - Special Purpose & Overlay
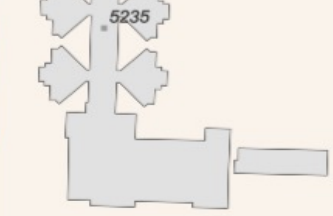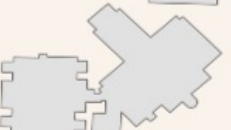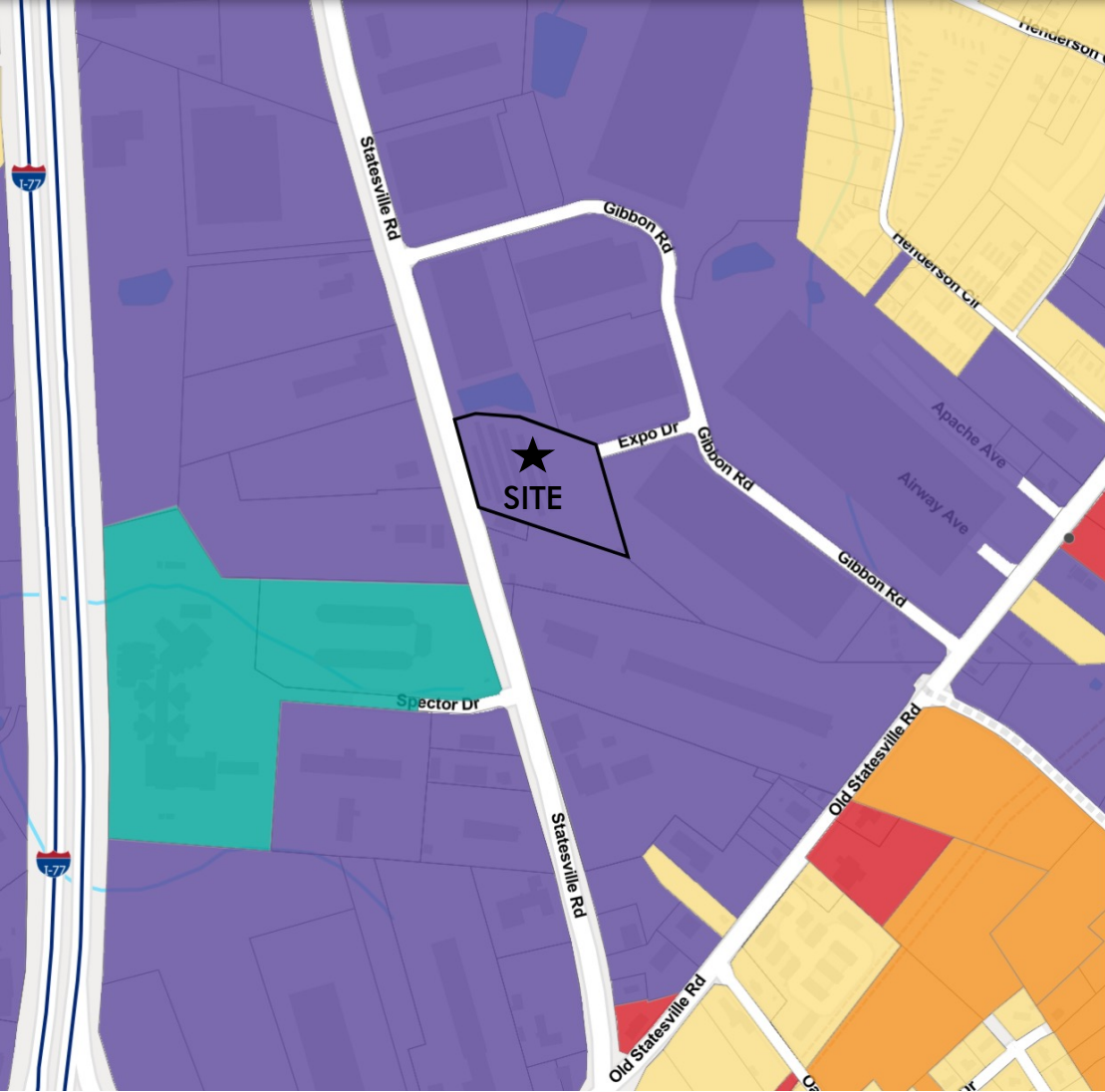
Charlotte Future 2040 Policy Map

- **Neighborhood 1**
- **Neighborhood 2**
- **Commercial**
- **Campus**
- **Manufacturing & Logistics**

	Land Use	Character	Mobility	Building Form	Open Space
Manufacturing & Logistics	Primarily manufacturing, research & development, warehousing, distribution and supporting uses	Large lots and large scale, low-rise buildings, yards, and facilities	Accessible by high capacity roads, freight rail and/or airports; All modes supported, but priority for large trucks	Typical high-bay, single-story and large/long manufacturing or warehousing buildings	Typically recreation and picnic areas and natural areas and buffers

2023-082: Metrolina Storage LLC

Current Zoning I-2 (CD) (General Industrial, Conditional)
Requested Zoning ML-1 (Manufacturing and Logistics 1)

Approximately 8.6 acres
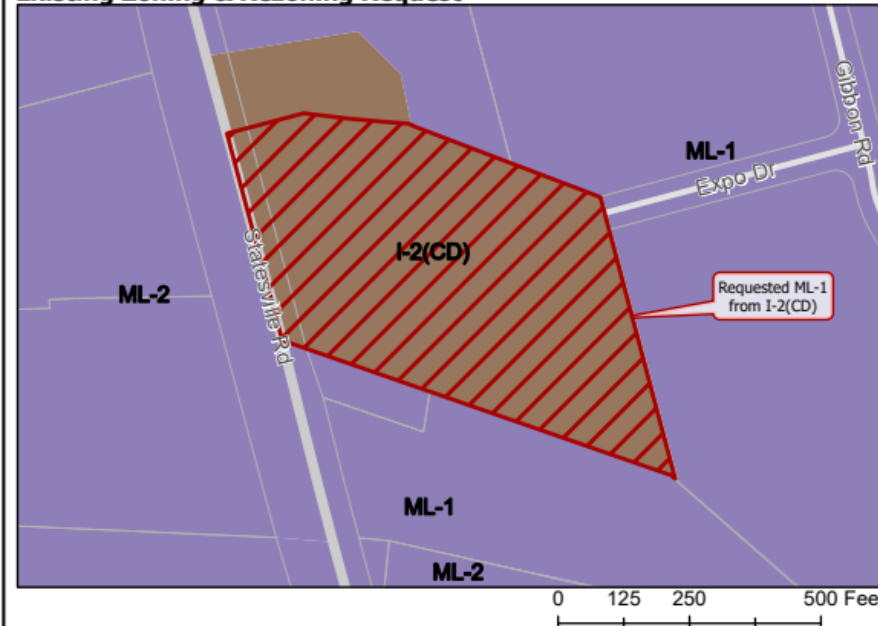**Location of Requested Rezoning**

Rezoning Map

CHARLOTTE.
PLANNING, DESIGN
& DEVELOPMENT

2023-082
Inside City Limits
Parcel

City Council District
2-Malcolm Graham

Existing Zoning & Rezoning Request

Requested ML-1
from I-2(CD)

Zoning Classification
Manufacturing & Logistics
General Industrial

Map Created 9/6/2023

Previous Conventional Zoning District	UDO Zoning District
I-1	ML-1
I-2	ML-2

A. ML-1 Manufacturing and Logistics Zoning District
The ML-1 Manufacturing and Logistics Zoning District is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district. The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

B. ML-2 Manufacturing and Logistics Zoning District
The ML-2 Manufacturing and Logistics Zoning District is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

Uses	ML-1	ML-2
Greenhouse/Nursery - Retail		
Greenhouse/Nursery - Wholesale	X	
Heavy Rental and Service Establishment	X	
Heavy Retail Establishment	X	
Hotel/Motel		
Industrial Design	X	X
Kennel	PC	
Live Performance Venue - Indoor		
Lodge/Meeting Hall		
Medical/Dental Office		
Micro-Production of Alcohol		
Neighborhood Commercial Establishment		
Nightclub		
Office	PC	PC
Outdoor Market		
Personal Service Establishment		
Raceway/Dragstrip		C
Reception Facility		
Research and Development (R&D)	X	X
Restaurant/Bar	PC	PC
Retail Goods Establishment		
Retail Goods: Showroom	X	
Self-Storage Facility: Climate-Controlled	PC	
Self-Storage Facility: Outdoor	PC	
Shooting Range, Indoor	PC	PC
Specialty Food Service	X	
Stadium	C	
Vehicle Auction Facility	X	X
Vehicle Dealership: Enclosed		
Vehicle Dealership: Outdoor	X	
Vehicle Rental: Enclosed		
Vehicle Rental: Outdoor	X	X
Vehicle Repair Facility: Major	C/PC	C/PC
Vehicle Repair Facility: Minor	C/PC	

15.2 GLOBAL USE MATRIX

A. Table 15-1: Use Matrix identifies the permitted, temporary, and accessory uses allowed within each zoning district. Uses are defined in Section 15.3.

B. Table 15-1 shall be applied as follows:

1. An "X" indicates that the use is permitted by-right in the zoning district.

2. A "PC" indicates that the use is allowed in the zoning district and shall comply with the prescribed conditions of this Article (Sections 15.4 through 15.6).

3. A "C" indicates that the use shall require a conditional zoning (Section 37.2).

4. A "C/PC" indicates that the use shall comply with the prescribed conditions of this Article (Sections 15.4 through 15.6) and also shall require a conditional zoning (Section 37.2).

5. A shaded blank cell indicates the use is not allowed in the zoning district.

Uses	ML-1
Residential Uses	**ML-1**
Dormitory	
Dwelling - Live Work	X
Dwelling - Manufactured Home	PC
Dwelling – Duplex	PC
Multi-Family Dwelling Attached Unit	
Multi-Family Dwelling Stacked Unit	
Dwelling – Quadraplex	PC
Dwelling – Single-Family	
Dwelling – Triplex	
Group Home	
Manufactured Home Park	
Multi-Dwelling Development	
Residential Care Facility	
Single Room Occupancy (SRO)	
Commercial Uses	**ML-1**
Adult Electronic Gaming Establishment	PC
Adult Use	PC
Amusement Facility - Indoor	
Amusement Facility - Outdoor	PC
Animal Care Facility	
Animal Shelter	PC
Art Gallery	
Arts or Fitness Studio	
Bed and Breakfast	
Broadcasting Facility - No Antennae	
Broadcasting Facility - With Antennae	PC
Car Wash	
Commercial Kitchen	PC
Contractor Office with Outdoor Storage	PC
Convention Center	
Drive-Through Establishment	PC
Employment/Labor Service Agency	PC
Financial Institution	
Funeral Home	
Gas Station	C/PC

Uses	ML-1
Community Center	
Correctional Facility	C
Cultural Facility	
Educational Facility - Pre-School	
Educational Facility - Primary or Secondary	
Educational Facility - University or College	
Educational Facility - Vocational	X
Government Office/Facility	X
Place of Worship	
Public Safety Facility	X
Public Works Facility	X
Public Health and Social Service Uses	**ML-1**
Addiction Treatment Facility, Residential	
Alternative Correction Facility	
Children's Home	
Domestic Violence Shelter	
Drug Treatment Clinic	
Food Bank	X
Food Pantry	X
Halfway House	
Healthcare Institution	
Homeless Shelter	PC
Social Service Facility	
Campus Uses	**ML-1**
Continuum Care Retirement Community (CCRC)	
Educational Campus	
Government Campus	
Medical Campus	
Office Campus	
Religious Campus	
Social Service Campus	
Industrial Uses	**ML-1**
Agriculture - Industrial Processes	
Airport	
Airstrip	PC
Beneficial Fill Site	PC
Crematorium	PC
Industrial, Craft	X

Uses	ML-1
Industrial, General	
Industrial, Light	PC
Landfill, Land Clearing & Inert Debris (LCID)	
Light Assembly	X
Movie Studio	PC
Outdoor Storage Yard	PC
Quarry	
Rail Freight Terminal	
Recycling Collection Center	PC
Salvage and/or Junk Yard	
Solar Farm	X
Truck Terminal	
Warehouse and Distribution Center	X
Waste Management Facility	
Wholesale Goods Establishment	X
Wind Farm	X
Transportation Uses	**ML-1**
Parking Lot (Principal Use)	X
Parking Structure (Principal Use)	X
Passenger Terminal	
Public Transit Facility	X
Truck Stop	X
Vehicle Operations Facility	X
Open Space, Recreation, and Agricultural Uses	**ML-1**
Boarding Stables, Commercial	
Campground	
Cemetery	PC
Conservation Area	PC
Community Garden	
Driving Range	X
Farm	
Farm, Bona Fide - Charlotte ETJ Only	X
Golf Course	
Marina	
Private Recreation Club	
Public Park	PC
Infrastructure	**ML-1**
Utility (Includes Transmission & Distribution)	PC

2023-082 ZONING PETITION TIMELINE

- Petitioner Community Meeting: October 11, 2023

- Public Hearing: November 20, 2023

- Zoning Committee: December 5, 2023

- City Council Decision: December 18, 2023

Questions?

1. To ask a question during the virtual meeting, click '**Chat**' in the meeting controls.

2. This will open the **chat window** on the right-hand side your screen. You can then type your question into the chat box and hit the '**Enter**' key on your keyboard to send the question.

TREE GUIDELINES:

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.

2. ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT, THE PLANNING DEPARTMENT AND URBAN FORESTRY DEPT.

3. ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3584 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

4. MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL. MITIGATION TREES ARE 3-3 1/2" CAL.

5. FOR EXISTING PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL -OR- INCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE OR PLANTING AREA).

6. MULCH ALL PLANTING BEDS WITH 4" OF PINE NEEDLE MULCH.

7. APPLY PRE-EMERGENCE HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.

8. SEED ALL DISTURBED AREAS NOT IN PLANTING BEDS AS NOTED.

9. ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2" - 4" TRENCH EDGE.

10. TREES TO BE 40% 3" CAL. LARGE MATURING, 25% EVERGREEN, SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 5' O.C. MIN.

11. EXISTING VEGETATION SHALL BE USED TO MEET TREE BUFFER REQUIREMENT IF ON SITE BY THE ZONING INSPECTOR. APPROVED SHRUB REQUIREMENTS TO BE PLANTED. PROTECT EXISTING TREES DURING DRIVEWAY AND OTHER CONSTRUCTION.

12. LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING ORDINANCE AND CONDITIONAL ZONING PLAN SHALL BE SUBMITTED FOR APPROVAL DURING THE BUILDING PERMIT PROCESS.

13. INTERNAL TREE REQUIREMENT: ONE TREE PER 10,000 S.F. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5%.

DESIGN GUIDELINES:

A. ARCHITECTURAL TREATMENT
1. MAXIMUM AREA OF EACH BUILDING PLAN WILL BE 12,000 SF.
2. THE MAX. BLDG. HT WILL NOT EXCEED 40'-0" THE EXISTING AND NEW STORAGE BUILDINGS WILL BE BETWEN 12 AND 14 FT HT ABOVE GRADE.
3. COMMUNICATION TOWER SHALL BE CONSTRUCTED OF PAINTED OR UNPAINTED GALVANIZED STEEL PER THE APPLICABLE STANDARDS OF THE FEDERAL AVIATION AUTHORITY (FAA), OR OTHER STATE OR FEDERAL AGENCIES. NO ADVERTISING SHALL BE ATTACHED TO THE TOWER.
4. COMMUNICATION TOWER WILL NOT EXCEED 154 FEET IN HEIGHT.

B. OFF STREET PARKING
OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. 1 SPACE PER 4,000 SF OF BLDS. AREA. PARKING WILL BE PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

C. STORM WATER MANAGEMENT
STORM WATER SHALL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.

D. SIGNS
1. ALL MONUMENT SIGNS PLACED ON THE SITE WILL BE PROVIDED PER ORDINANCE. NOT TO EXCEED 7 FT HT. ABOVE GRADE AND 50 SQ FT IN AREA.

E. LIGHTING
1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN. THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED FIFTEEN FEET (15') IN HEIGHT.
2. ALL DIRECT LIGHTING WITHIN THE SITE (INCLUDING STREETLIGHTS WHICH MAY BE ERECTED ALONG PRIVATE DRIVES AND STREETS) WILL BE CAPPED TO PROJECT LIGHT DOWNWARD AND OTHERWISE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY ADJACENT PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY, AND SHIELDING SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
3. COMMUNICATION TOWER SHALL BE ILLUMINATED ONLY AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC), FAA OR OTHER STATE OR FEDERAL AGENCY OF COMPETENT JURISDICTION.

F. FIRE HYDRANTS
1. EXISTING FIRE HYDRANT WILL BE LOCATED WITHIN SEVEN HUNDRED FIFTY FEET (750') OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS. (EXISTING HYDRANT IS 140 FT FROM THE CENTER OF THE DRIVEWAY ENTRANCE)

TREE NOTE:
THIS SITE WILL COMPLY WITH THE TREE ORDINANCE AND ANY SPECIFICATIONS CONTAINED ON THE SITE PLAN.

APPROVED BY CITY COUNCIL
OCT 17 2016

SEP 22 2016

9-27-06 CITY REVIEW
11-13-06 CITY REVIEW
03-28-16 REZONING CD-SPA
8-22-16 REZONING CDD-SPA COMMENT RESPONSE
9-21-16 STAFF ANALYSIS COMMENTS

LEGEND
- CMF — NCDOT R/W DISC FOUND
- IRF — IRON REBAR FOUND (IRF)
- IPF — IRON PIPE FOUND (IPF)
- IRS — IRON REBAR SET (IRS)
- PKS — P.K. NAIL SET (PKS)
- NPS — NO POINT SET (NPS)
- PROPERTY LINE
- R/W — RIGHT OF WAY
- ADJOINING PROPERTY
- EASEMENT
- NTS — NOT TO SCALE
- FENCE
- LIGHT POLE
- OVERHEAD ELECTRIC LINE
- SAN. SEWER MANHOLE

1. THE BUFFER AND FENCE EXTEND THE ENTIRE FRONTAGE OF THE SITE.
2. SITE DEVELOPMENT WILL COMPLY WITH CHAPTER 19 (COMMERCIAL CURB, GUTTER, AND SIDEWALK REGULATIONS) OF THE (CHARLOTTE) CITY CODE.
3. ADEQUACY OF THE EXISTING DETENTION FACILITY SHALL BE EVALUATED AS PART OF THE DEVELOPMENT PROCESS.

DATA TABLE

PID #
03720341

SIZE:
8.6 ACRES

PRESENT ZONING:
I-2 (CD)

PROPOSED ZONING:
I-2 (CD-SPA)

EXISTING USE:
MINI-WAREHOUSE STORAGE FACILITY

PROPOSED USE:
MINI-WAREHOUSE STORAGE FACILITY AND TELECOMMUNICATIONS FACILITY

PARKING REQUIRED:
1/ 4,000 SF = 123,500 SF / 4,000 = 31
31 SPACES PROVIDED

NOT IN FLOOD PLAIN.

NOTES
1. THIS MAP REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.
2. ELEVATIONS ARE REFERENCED TO NCGS MON "SPRING". PUBLISHED ELEVATION 819.37 NGVD 29.
3. ALL AREAS SHOWN WERE CALCULATED USING THE COORDINATE METHOD OF AREA CALCULATION.
4. PROPERTY IS ZONED I-2(CD) PER MECKLENBURG COUNTY GIS.
5. THIS MAP IS A SURVEY OF AN EXISTING PARCEL OF LAND.
6. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT MAY AFFECT THIS PROPERTY.
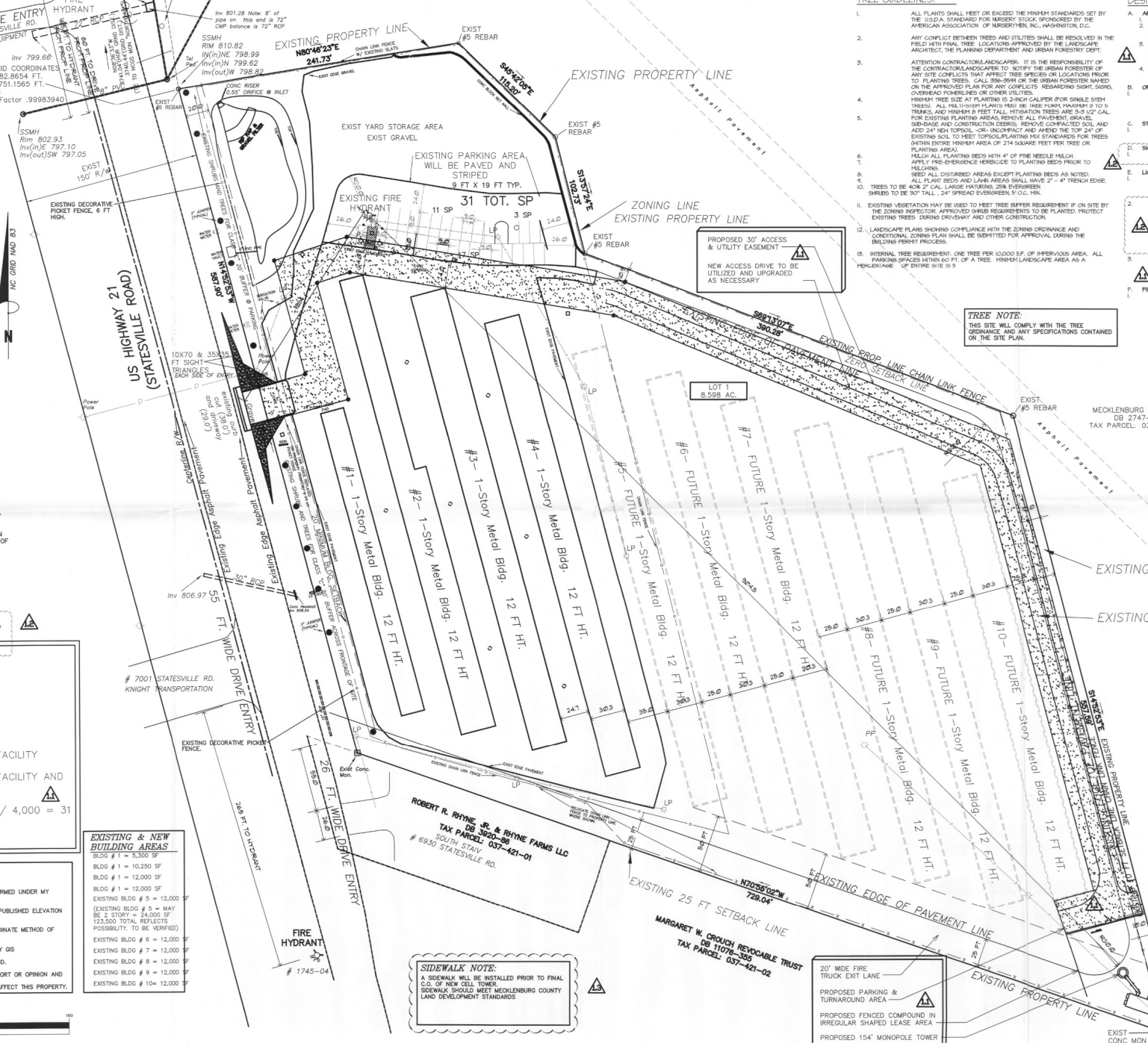
EXISTING & NEW BUILDING AREAS
- BLDG # 1 = 5,300 SF
- BLDG # 1 = 10,250 SF
- BLDG # 1 = 12,000 SF
- BLDG # 1 = 12,000 SF
- EXISTING BLDG # 5 = 12,000 SF
  (EXISTING BLDG # 5 MAY BE 2 STORY = 24,000 SF
  123,500 TOTAL REFLECTS POSSIBILITY. TO BE VERIFIED)
- EXISTING BLDG # 6 = 12,000 SF
- EXISTING BLDG # 7 = 12,000 SF
- EXISTING BLDG # 8 = 12,000 SF
- EXISTING BLDG # 9 = 12,000 SF
- EXISTING BLDG # 10 = 12,000 SF

SIDEWALK NOTE:
A SIDEWALK WILL BE INSTALLED PRIOR TO FINAL C.O. OF NEW CELL TOWER.
SIDEWALK SHOULD MEET MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

THIS DRAWING ORIGINALLY SIGNED AND SEALED BY RICHARD E. NAVY, PLS L-1338 ON 5/13/2005. THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Plan labels
- 26 FT. WIDE DRIVE ENTRY
- # 7205 STATESVILLE RD. BRIGGS EQUIPMENT
- FIRE HYDRANT
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE
- N.C. GRID COORDINATES N 576182.8654 FT. E 1450751.1565 FT. NAD 83 Comb. Factor .99983940
- EXIST YARD STORAGE AREA / EXIST GRAVEL
- EXISTING PARKING AREA WILL BE PAVED AND STRIPED 9 FT X 19 FT TYP.
- 31 TOT. SP
- PROPOSED 30' ACCESS & UTILITY EASEMENT
- NEW ACCESS DRIVE TO BE UTILIZED AND UPGRADED AS NECESSARY
- ZONING LINE / EXISTING PROPERTY LINE
- EXISTING FIRE HYDRANT
- US HIGHWAY 21 (STATESVILLE ROAD)
- EXISTING DECORATIVE PICKET FENCE, 6 FT HIGH.
- LOT 1 / 8.598 AC.
- MECKLENBURG FAIR, LTD. DB 2747-271 TAX PARCEL: 037-203-17
- EXISTING 10 FT SETBACK
- EXISTING I-2 ZONING LINE
- #1 — 1-Story Metal Bldg. 12 FT HT.
- #2 — 1-Story Metal Bldg. 12 FT HT
- #3 — 1-Story Metal Bldg. 12 FT HT.
- #4 — 1-Story Metal Bldg. 12 FT HT.
- #5 — FUTURE 1-Story Metal Bldg. 12 FT HT.
- #6 — FUTURE 1-Story Metal Bldg. 12 FT HT.
- #7 — FUTURE 1-Story Metal Bldg. 12 FT HT.
- #8 — FUTURE 1-Story Metal Bldg. 12 FT HT.
- #9 — FUTURE 1-Story Metal Bldg. 12 FT HT.
- #10 — FUTURE 1-Story Metal Bldg. 12 FT HT.
- 55 FT. WIDE DRIVE ENTRY
- 26 FT. WIDE DRIVE ENTRY
- FIRE HYDRANT
- ROBERT R. RHYNE JR. & RHYNE FARMS LLC DB 3920-88 TAX PARCEL 037-421-01 # 6930 STATESVILLE RD.
- MARGARET W. CROUCH REVOCABLE TRUST DB 11076-335 TAX PARCEL 037-421-02
- # 7001 STATESVILLE RD KNIGHT TRANSPORTATION
- EXISTING 25 FT SETBACK LINE
- EXISTING EDGE OF PAVEMENT LINE
- EXISTING PROPERTY LINE
- 20' WIDE FIRE TRUCK EXIT LANE
- PROPOSED PARKING & TURNAROUND AREA
- PROPOSED FENCED COMPOUND IN IRREGULAR SHAPED LEASE AREA
- PROPOSED 154' MONOPOLE TOWER

Title Block
C.L. Helt, Architect Inc.
1136 Greenwood Cliff
Charlotte, NC 28204
Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL CHETHELT @ CLHELT.COM

ARCHITECT'S PROJECT • 06087

TITLE: PROPOSED LOCATION SURVEY METROLINA MINI STORAGE
PROPERTY OWNER: KDH TRANSPORTATION, LLC

DATE: 5-13-05
JOB NUMBER: 817.10
SCALE: 1" = 40'
DRAWN BY: REN
CHECKED BY:
SHEET: C-2 OF 1

MEADE GUNNELL