

S I-85 Service Rd. ML-2(CD) Site Plan Amendment

RZP # 2026-036

Petitioner: Culp Road Materials, LLC

Mecklenburg County Parcel Nos. 055-391-03, 055-531-04, & 055-361-01

AGENDA

Introductions

The Rezoning

- About the Property
- Prior Rezoning
- Current Zoning
- Proposed Rezoning
- Aligning with the City's Plan

Rezoning Schedule

Questions & Answers



MEET THE DEVELOPMENT TEAM

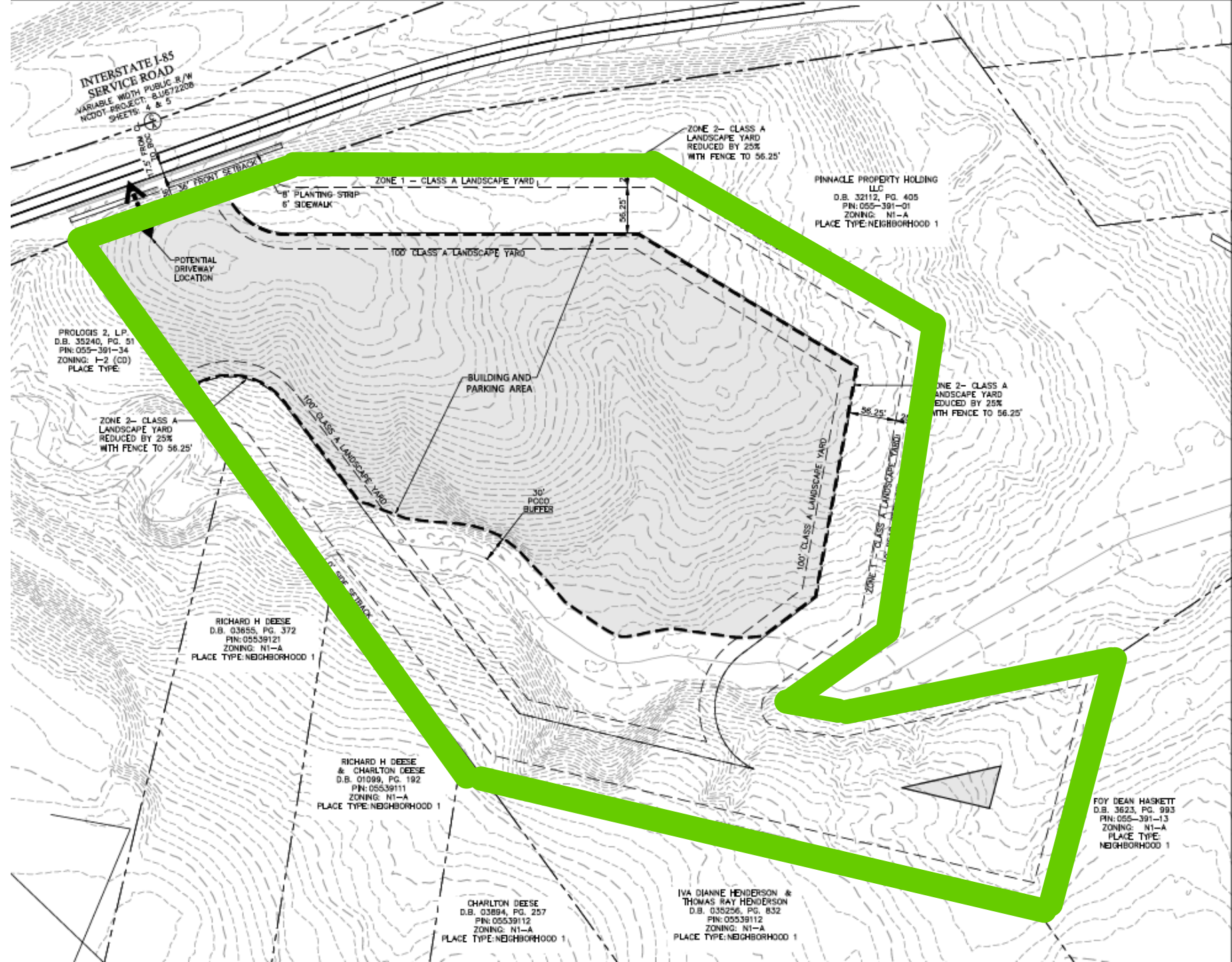
- ▶ Applicant: Culp Road Materials, LLC
- ▶ Engineer: Orsborn Design Group
- ▶ Representatives: Johnston Allison & Hord, PA



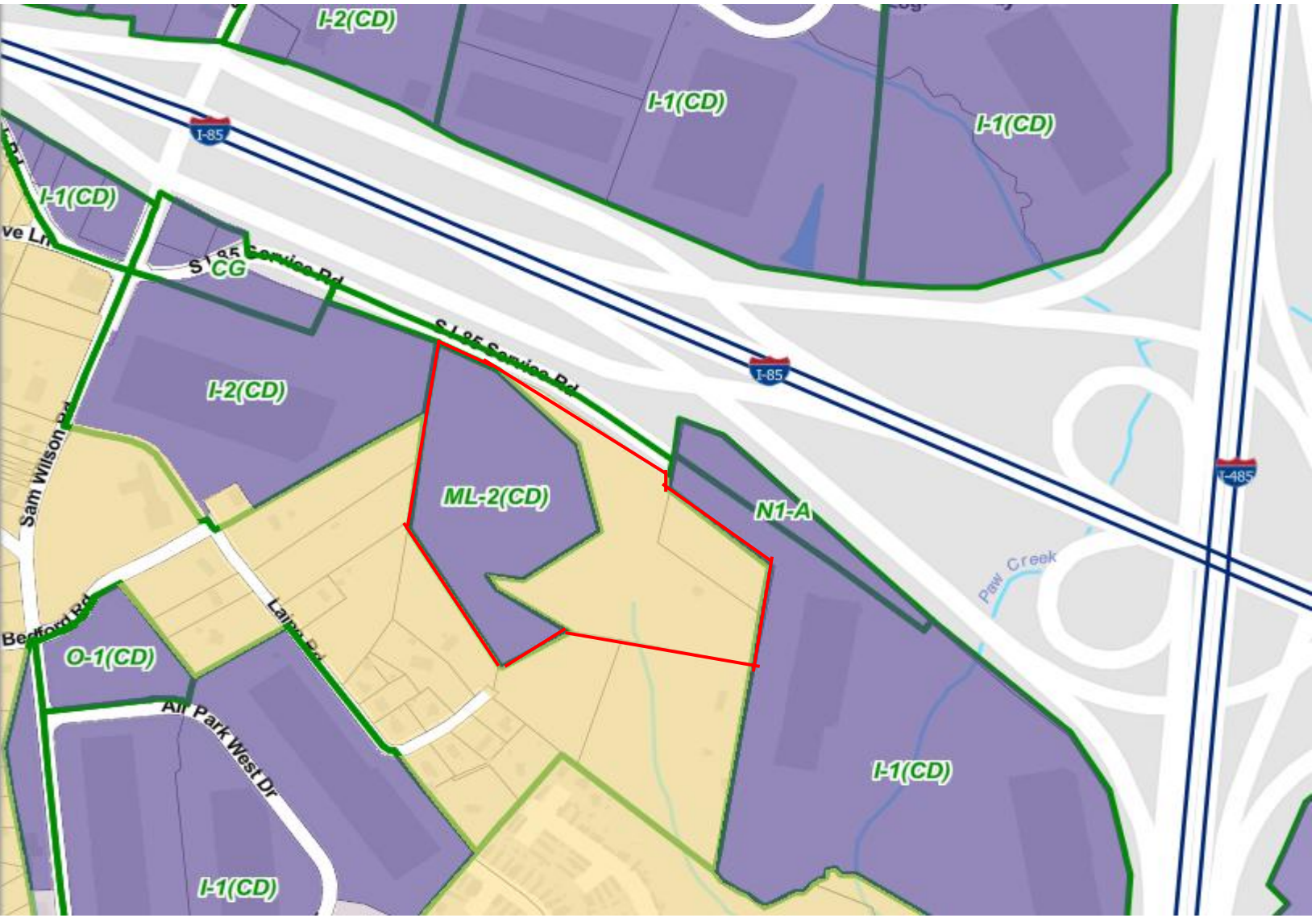
Aerial Property View



RZP # 2024-068

- ▶ 14.15 Acres
- ▶ Prior Zoning: N1-A
- ▶ Current Zoning: ML-2(CD)
 - ▶ Limit access to S I-85 Service Road
 - ▶ Excludes some of the intensive uses allowed in ML-2
 - ▶ Buffering and Screening for adjacent properties
- ▶ Approved by City Council on October 21, 2024





Current Zoning



-  Manufacturing & Logistics (Conditional) + Industrial (I-1(CD) / I-2(CD)) + General Commercial (CG)
-  Neighborhood 1 (N1-A)

Proposed Zoning

-  Manufacturing & Logistics (Conditional) + Industrial (I-1(CD) / I-2(CD)) + General Commercial (CG)
-  Neighborhood 1 (N1-A)



WHY REZONE?

- ▶ All three (3) parcels are owned by the same entity.
- ▶ The Site Plan Amendment will allow for unified development across the parcels.
- ▶ Surrounding area consists of industrial uses to the North, South, and West of the Site.
- ▶ The Site is ideally located off an arterial with direct access to I-85 and I-485 allowing for easy ground transportation of goods.
- ▶ The Site is less than 15 minutes from the Charlotte Douglas Airport terminals, allowing for efficient transportation of goods and materials.

THE PLAN



Vehicle and truck traffic to and from the Site will use S I-85 Service Road - no vehicles will be permitted to and from Laine Road



Minimum of 100-foot landscape buffer against residential properties



Building height limited to a maximum of 65- to 80-feet



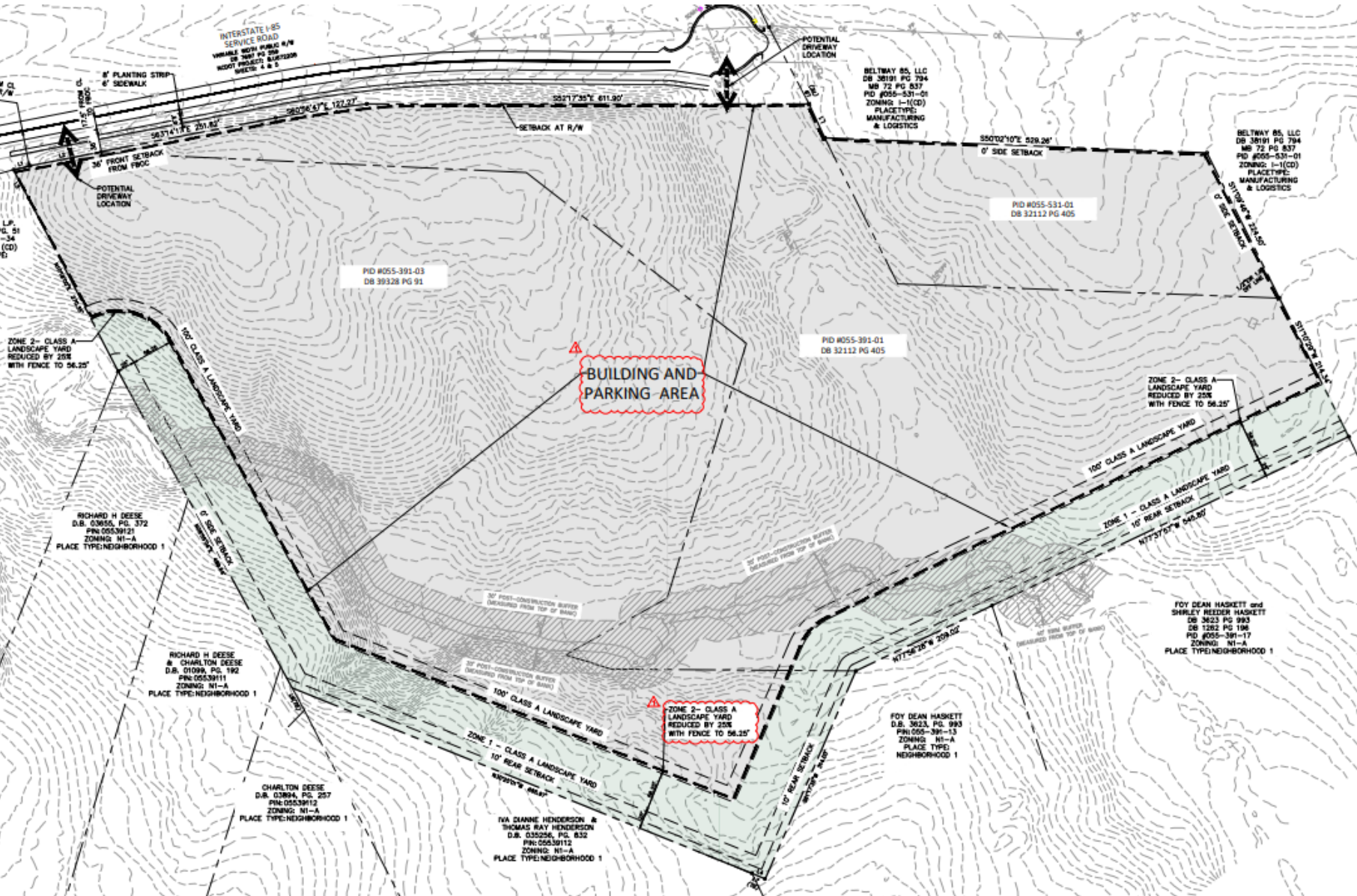
Sidewalk and planting strip along the Site frontage as per DOT



Reservation of right to mitigate streams

****This Rezoning is an Amendment to the previously approved Site Plan****

Site Plan Amendment



- Excluded Uses:
 - Adult Electronic Gaming Establishment
 - Adult Uses
 - Agriculture – Industrial Processes
 - Airport
 - Airstrip
 - Cemetery
 - Correctional Facility
 - Crematorium
 - Homeless Shelter
 - Landfill (Land Clearing, & Inert Debris Only)
 - Quarry
 - Raceway/ Dragstrip
 - Shooting Range, Indoor
 - Telecommunications and Data Storage
 - Vehicle Repair Facility: Major
 - Waste Management Facility

LAND USE RECOMMENDATION

Charlotte Future 2040 Policy Map

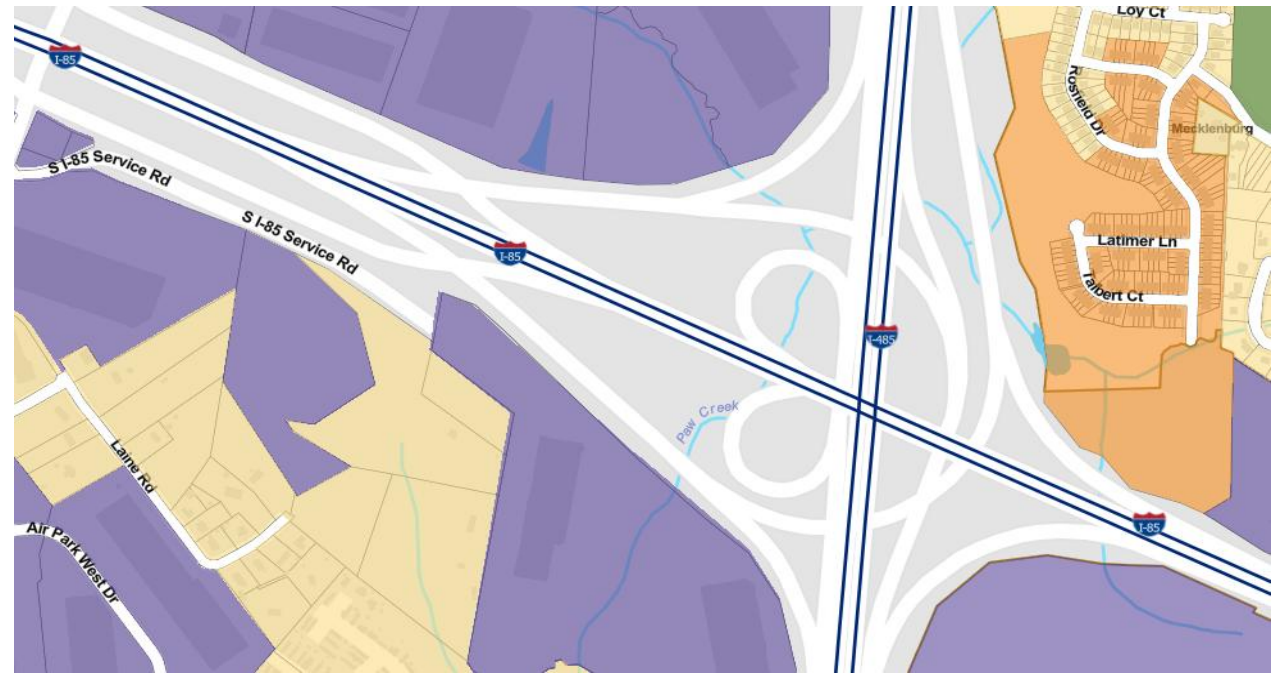
- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

MANUFACTURING & LOGISTICS:

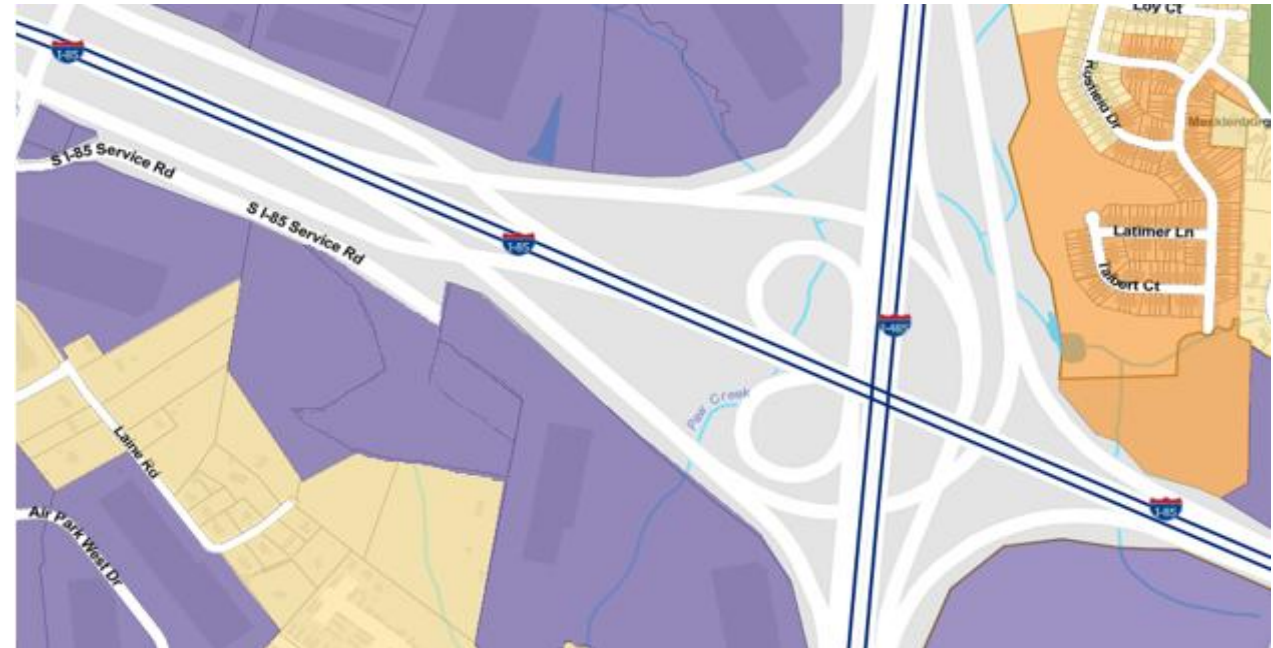
Areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, and distribution.



Current 2040 Map

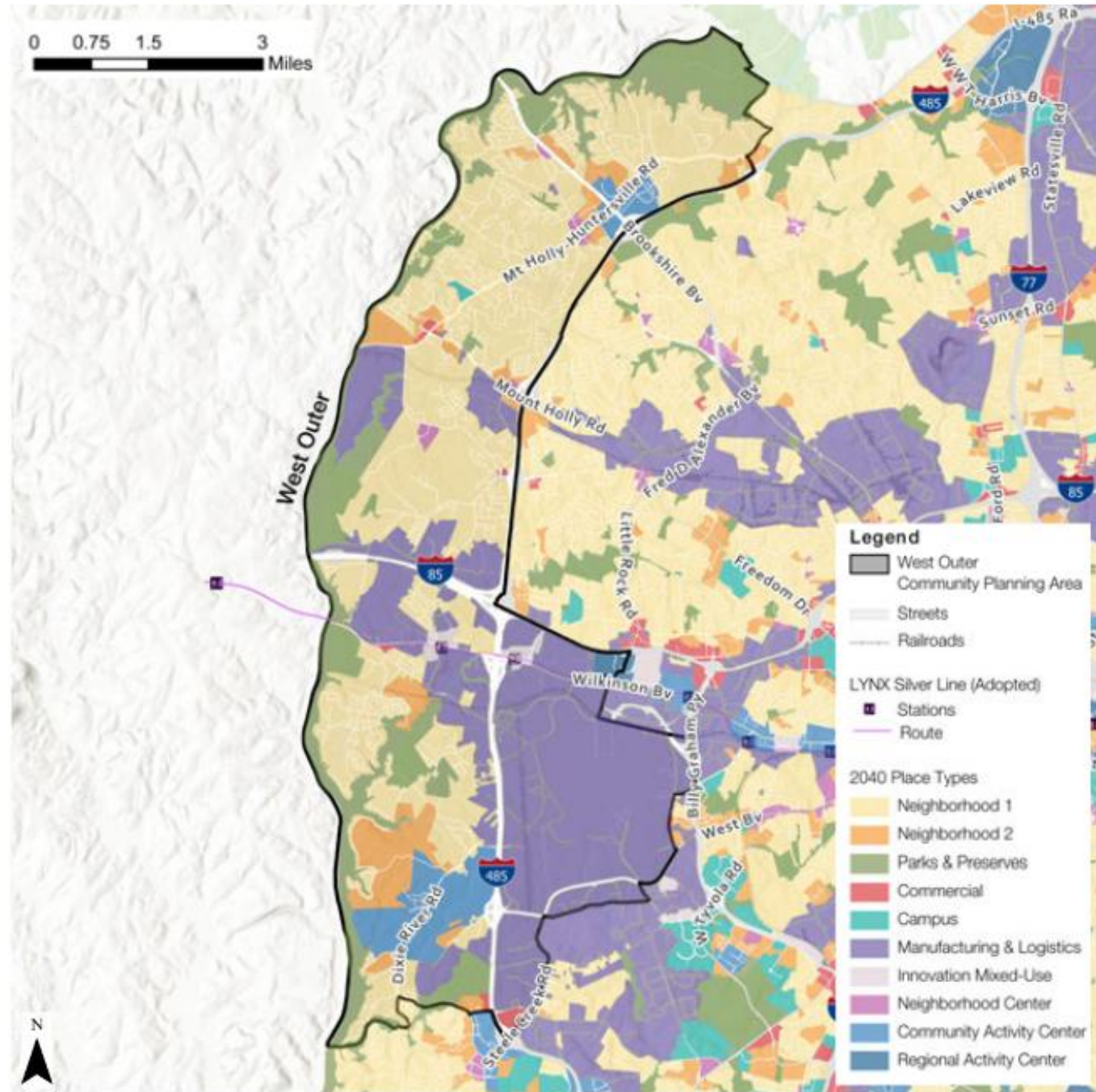


Proposed 2040 Map



ALIGNING WITH THE CITY'S VISION

- ▶ The City encourages Manufacturing and Logistics places in areas with ready access to arterials, interstates, and freight rails.
- ▶ The City suggests that vacant lands transition to Manufacturing and Logistics to encourage economic development.
- ▶ Creates opportunities for upward economic mobility through strategically providing increased access to a greater variety of jobs and careers.



REZONING SCHEDULE

Community Meeting: June 16, 2026

Earliest Public Hearing: August 17, 2026

Earliest Zoning Committee Meeting:
September 1, 2026

Earliest City Council Decision: September 21,
2026

Please check with City Staff and City Website
for latest information.

QUESTIONS?

Contact:

Kaitlin Beckom – kbeckom@jahlaw.com

Susanne Todd – stodd@jahlaw.com

**Community Meeting Presentation can also be found on the
Johnston, Allison & Hord, P.A. website.**

