



CLT EIS South  
Rezoning Petition #2025-134  
Community Meeting



# Agenda

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CLT Introductions

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Airport Overview and Development Principles

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Rezoning Petition Property

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Types of Zoning in Charlotte

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Existing Zoning versus Proposed Zoning

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Timeline

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Questions

# CLT Commercial Engagement



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Engagement



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Commercial Engagement Manager

# City of Charlotte - Aviation Department

Airports are required by FAA to be self-sustaining. Below are a few examples of opportunities for airports to generate revenue.



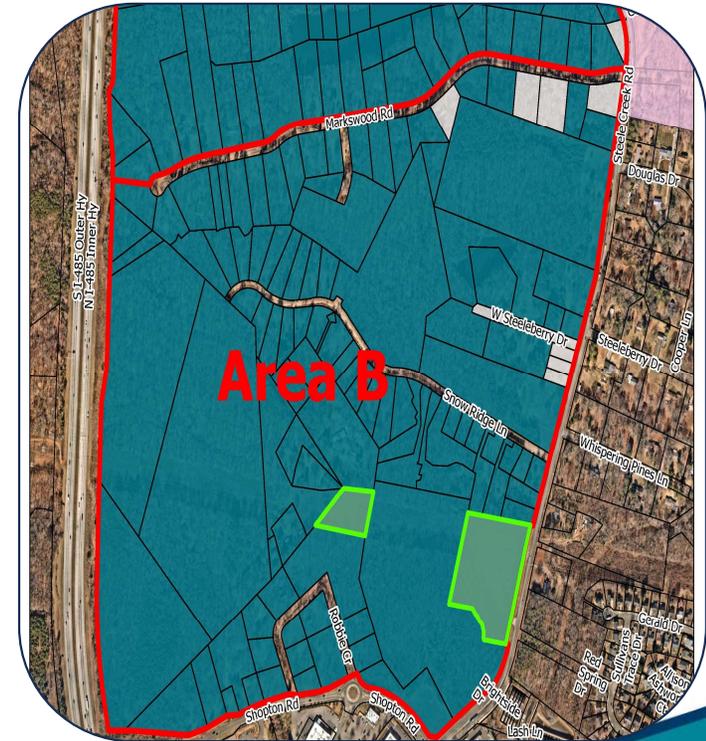
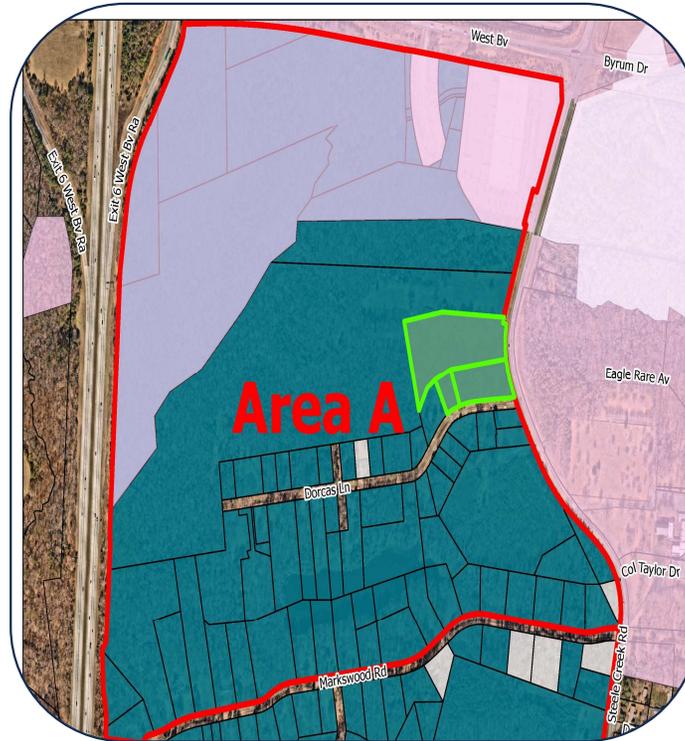
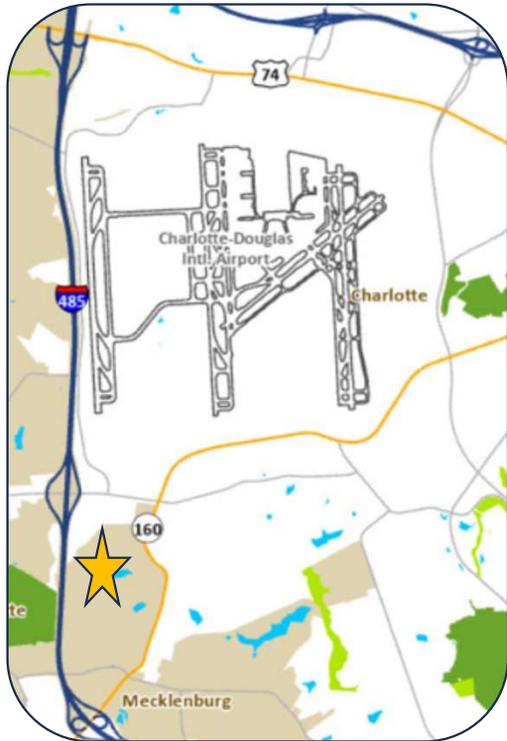
Image Attribution: All photographs included in this presentation are provided by CLT Airport and are used with authorization.



# Airport Commercial Development Principles

- Generate non-aeronautical revenue that helps fulfill FAA requirements for Airport financial self-sufficiency
- Put vacant and underutilized Airport property into productive use
- Ensure that future development around the Airport is appropriate for an airport environment and does not negatively impact aviation

# Rezoning Petition #2025-134 Property Location



Light Pink/Purple shading are parcels already zoned ML-2 and therefore, not currently included in Rezoning Petition 2025-134.

Light Shading (grey) are parcels not owned by CLT and not included in the Rezoning Petition 2025-134.

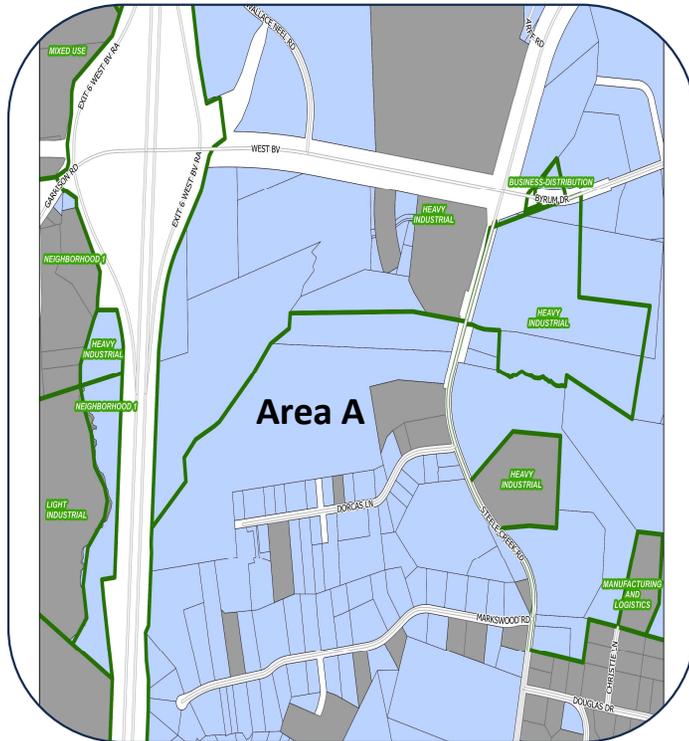
Bright green parcels indicate that CLT airport has received Joinder Agreements from the current owners.



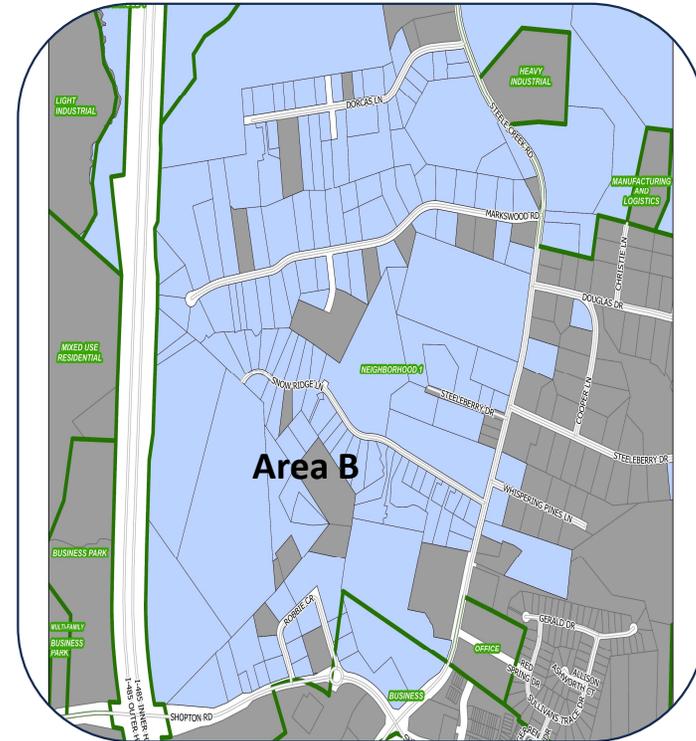
# Types of Rezoning Petitions in Charlotte

| Conventional   | T1-Conditional   |
|--|--|
| <p>A conventional zoning map amendment is a legislative process in which an applicant proposes changing the zoning district designation on a property or group of properties to a conventional zoning district, and the City Council considers whether to approve or deny the zoning map amendment. <u>Conventional zoning districts allow a variety of uses permitted under the development standards of the zoning district.</u></p> | <p>A conditional zoning map amendment is a legislative process in which a petitioner proposes, and the City Council considers, a zoning map amendment to a conditional zoning district that <u>includes a summary of additional site-specific commitments</u>. Site-specific conditions may also be proposed by the petitioner or the City, but only those site-specific conditions approved by the City and consented to by the petitioner in writing may be incorporated into the petition. Site-specific conditions shall be limited to those that address the conformance of the development and use of the site, per the Ordinance regulations, or the impacts reasonably expected to be generated by the development or use of the site.</p> |

# Existing Zoning



North of Green Line: ML-2  
Green Line south to Markwood Road: N1-A



Markwood Road to Shopton Road  
Parcels: N1-A

# Neighborhood 1 Zoning District

Goal is to provide places for neighborhoods with variety of housing types, where single family is the predominant house type.

Land Use: Development of Residential Dwellings on lots of 10,000 sq.ft. or greater, typically single-family homes, Civic Uses such as religious institutions, schools, parks, etc.

Character: Uniformity of sidewalks between streets and front lawns, individual backyards are common, and many have uniformed standards

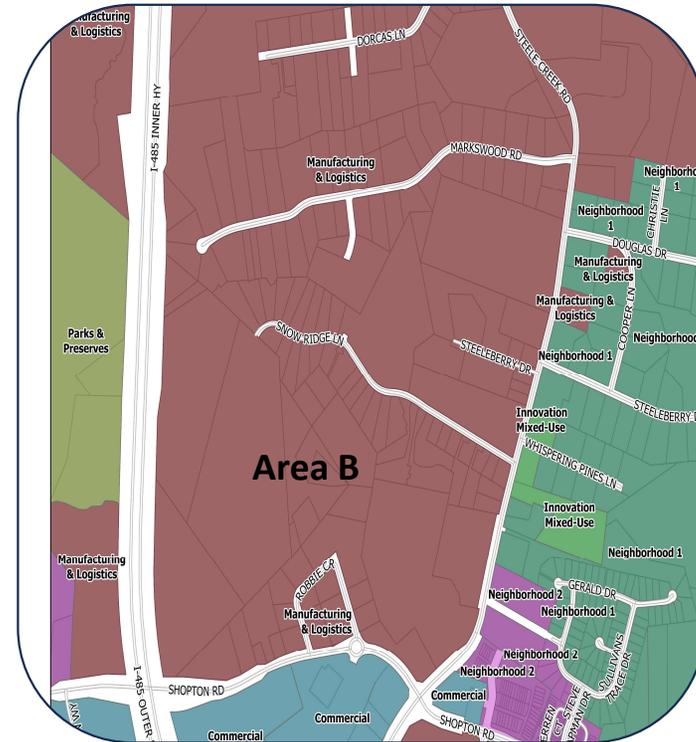
Mobility: Well connected street network provides safe and direct access throughout neighborhood(s), arterial streets support walking, biking, and transit.

Sources: Charlotte Future 2040 Community Area Planning <https://openhouse.konveio.com/program-guide>, Charlotte Unified Development Ordinance <https://read.charlotteudo.org/> (date accessed 1.9.2026)

# Proposed Community Area Plan (2040) Recommendation



West Boulevard to South of Markswood  
Parcels: Manufacturing & Logistics



Markswood Road to Shopton Road  
Parcels: Manufacturing & Logistics

Sources: Charlotte Future 2040 Community Area Planning <https://openhouse.konveio.com/program-guide> (date accessed 1.9.2026). Please note the information from the CAP related to the Outer West is pending City Council Approval. On 11/24/25 City Council decided to delay action to allow for more engagement. Status as of 1.21.26 <https://cltfuture2040.com/>

# Proposed Zoning : ML-2

Goal is to Contribute to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution

Land Use: Primary uses include manufacturing, research and development, warehousing, distribution, and other similar uses. Building Form, high-bay single-story manufacturing or warehousing. Range widely in size and scale depending on context and use.

Character: Large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities. Large parcels, parking and landscape buffers provide transition to adjacent uses.

Mobility: Accessible by higher capacity transportation facilities, such as interstates, freight rail. These place may also benefit from proximity to airports. The local street network is well-connected to serve all travel modes. Truck traffic will use routes that minimize impacts on neighborhoods and open spaces.

# Current Zoning v. Proposed Zoning

## Neighborhood 1-A (N1-A)

Respects the character & development patterns of Charlotte's established residential neighborhoods and promotes new residential development in a manner that implements the City's vision for the future.

## Manufacturing and Logistics (ML-2)

Accommodates Industrial uses that may be hazardous or noxious. May have significant external impacts and include large areas of outdoor storage or operation.

Includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas.

# Examples of Manufacturing & Logistics 2 Uses

|  |                          |                          |                         |                                   |                              |
|--|--------------------------|--------------------------|-------------------------|-----------------------------------|------------------------------|
| Industrial design                            | Research and development | Vehicle auction facility | Vehicle rental: outdoor | Educational facility: vocational  | Government office/facility   |
| Public safety facility                       | Public works facility    | Food bank                | Airport                 | Industrial: craft                 | Light assembly               |
| General industrial (permitted circumstances) | Rail freight terminal    | Solar farm               | Truck terminal          | Warehouse and distribution center | Wholesale good establishment |
| Windfarm                                     | Parking lot              | Parking structure        | Public transit facility | Truck stop                        | Vehicle operations facility  |

# CLT Self Selected Prohibited Uses

**Residential Uses**

Residential Uses

Adult Electronic Gaming

Adult Uses

Outdoor Amusement Facility

Auction Sales

Broadcasting Facility-with Antennae

**Commercial Uses**

Micro-Production of Alcohol

Kennel

Raceway/Dragstrip

Self-Storage Facility (outdoor)

Vehicle Auction Facility

Indoor Live Performance Venue

Vehicle Dealership/Rental (outdoor)

Funeral Home

**Public Health & Social Services Uses**

Homeless Shelter

# CLT Self Selected Prohibited Uses Continued

|  |                          |                  |                              |                           |                             |
|--|--------------------------|------------------|------------------------------|---------------------------|-----------------------------|
| <b>Institutional &amp; Governmental Uses</b>           | Correctional Facility    | Place of Worship | Public Safety Facility       |                           |                             |
| <b>Open Space, Recreation, &amp; Agricultural Uses</b> | Cemetery                 | Driving Range    | Farm                         | Golf Course               |                             |
| <b>Accessory Uses</b>                                  | Accessory Shelter        | Childcare Center | Outdoor Sales and Display    | Accessory Outdoor Storage |                             |
| <b>Industrial Uses</b>                                 | Crematorium              | Landfill         | Land Clearing & Inert Debris | Quarry                    | Recycling Collection Center |
|  | Salvage and/or Junk Yard | Solar Farm       | Waste management Facility    | Wind Farm                 |                             |

# Development Standards

| <b>From: Neighborhood 1</b>  | <b>To: Manufacturing and Logistics</b>                                     |
|--|--|
| Frontage setback: 47 feet<br>Side setback: 5 feet<br>Rear setback: 40 feet | Frontage setback: 36 feet<br>Side setback: 0 feet<br>Rear setback: 10 feet |
| Building height: 48 feet   | Building height: 80 feet   |

# Timeline

| Date                   | Event   |
|------------------------|---|
| December 10, 2025      | Submitted RZP 2025-134  |
| December 17, 2025      | Submittal meeting with City of Charlotte Planning, Design, and Development Department |
| January 22, 2026       | Required Community Meeting  |
| January 27, 2026       | Additional Community Meeting  |
| January 29, 2026       | Additional Community Meeting (virtual)  |
| <i>March 23, 2026*</i> | <i>Charlotte City Council Zoning Meeting Public Hearing</i>                           |
| <i>April 7, 2026*</i>  | <i>City of Charlotte Zoning Committee Meeting</i>                                     |
| <i>April 20, 2026*</i> | <i>Charlotte City Council Zoning Meeting</i>  |

\*Tentative Dates

# Questions?

To provide additional input, please contact the Commercial Engagement Department, at [commercialengagement@ci.charlotte.nc.us](mailto:commercialengagement@ci.charlotte.nc.us)

