



Zoning Committee Recommendation

Rezoning Petition 2025-040

September 3, 2025

REQUEST

Current Zoning: MUDD(CD) (Mixed-Use Development District, conditional).

Proposed Zoning: MUDD(CD) SPA (Mixed-Use Development District, conditional, site plan amendment).

LOCATION

Approximately 2.21 acres located west of Statesville Avenue, north of Callahan Street, and south of Romeo Alexander Road.

(Council District 1 - Anderson)

PETITIONER

TDC Greenville, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Community Activity Center Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is a site plan amendment (SPA) requesting to increase the maximum building height to 55 feet, from 45 feet as outlined on the previously approved rezoning petition, 2018-150. The plan, outside of the described area, permits a maximum building height of 65 feet.
- The proposed site plan amendment also revises the affordable housing commitments to note at least 10 affordable residential units: 5 for households earning 60-80% of the Area Median Income (AMI) and 5 for households earning 80-100% of the AMI.
- Overall, the site plan amendment does not alter the number of dwelling units from the previously approved plan.

- The site would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is designated as the Community Activity Center Place Type by the *2040 Policy Map*. The Community Activity Center Place Type recommends mid-sized mixed-use areas, including multi-family developments, in pedestrian ordinated environments along major roadways.
- The site is located within a ¼-mile walk of Camp North End, a large and growing mixed-use development containing office, restaurant, retail, residential, and cultural uses.
- The site is located along the route of the Urban Arboretum Trail. Connecting the site to Uptown, the Music Factory, the 5-Points Neighborhood, and the Gold Line Streetcar.
- The site is served by the number 21 and 26 CATS local bus providing service to the Charlotte Transportation Center and to the Rosa Parks Community Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

Motion/Second: Stuart / Shaw

Yeas: Welton, McDonald, Millen, Stuart, Caprioli, Shaw

Nays: None

Absent: Gaston

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

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