



## Zoning Committee Recommendation

Rezoning Petition 2025-049

September 3, 2025

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### REQUEST

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

### LOCATION

Approximately 32.35 acres located east of Trevi Village Boulevard, south of North Tryon Street, and west of Hudspeth Road.

(Council District 4 - Johnson)

(County Commission District 3-Dunlap)

### PETITIONER

High Street District Development, Inc.

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### 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 **inconsistent** 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 Neighborhood 1 Place Type for this site.

However, 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:

- Located in the northeastern portion of the county near the Cabarrus County line, this petition is situated among a range of multi-family and single family entitlements at varying stages of development with small pockets of commercial located to the east and west along North Tryon Street.
- The site is adjacent to Neighborhood 2 Place Type areas that are developed as multi-family housing. They share a similar development pattern and street connectivity to what is being proposed in this petition.
- The site provides a minimum of one acre for a public park.
- The site is located south of a major thoroughfare and provides a new public street network and connectivity to adjacent developments.
- The proposed site is adjacent to commercial place types

- potentially allowing for access to goods and services.
- The plan commits to a minimum of 50% of buildings containing 4 or fewer units, aligning with Neighborhood 1 building forms.
  - The petition could facilitate the following *2040 Comprehensive Plan Goals*:
    - 1: 10 Minute Neighborhoods.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Millen / McDonald

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

Nays: None

Absent: Gaston

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Commissioner Caprioli inquired about street maintenance responsibilities, noting that the property is located within the ETJ. CDOT confirmed it would maintain the streets and added that the petitioner has the option to pursue annexation.

Chairperson Welton asked whether the subject property and the adjacent parcel share the same ownership, referencing staff's earlier comment about cleaning up the property lines and noting that shared ownership might simplify the process. Staff responded that the properties have different owners but clarified that addressing the property lines should be straightforward, as they plan to take a more conservative approach.

There was no further discussion of this petition.

## **PLANNER**

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