



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-103

December 2, 2025

REQUEST

Current Zoning: CC (Commercial Center)
Proposed Zoning: CC SPA (Commercial Center, site plan amendment)

LOCATION

Approximately 11.78 acres located east of Smith Farm Road, south of Sugar Magnolia Drive, and north of Brookshire Boulevard.
(Council District 2 - Graham)

PETITIONER

Pappas Properties

**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** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* 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:

- This petition is a site plan amendment (SPA) requesting to eliminate the 200-room hotel use and permit the conversion of the hotel's square footage into additional office, medical office, and retail square footage, and to add a financial institution use with an accessory drive-through.
- The site is located within the existing Riverbend Village development which contains a variety of retail, restaurant, office, and personal service uses as well as adjacent to a development with a mix of multi-family residential uses.
- The Community Activity Center (CAC) Place Type supports the development of office, medical, retail, and financial institution uses as they provide essential goods and services to nearby residents.
- The CC (Commercial Center, conditional) zoning district from the Legacy Zoning Ordinance is intended to

accommodate a wide range of commercial and service uses that serve a broad area and are located at the intersection of major thoroughfares. The site is located within a ¼-mile of both the Interstate I-485 interchange with Brookshire Boulevard and the intersection of Brookshire Boulevard and Mount Holly-Huntersville Road.

- The site plan amendment does not significantly alter the previously approved rezoning, petition 2016-128, and its subsequent Administrative Amendments.
- The Riverbend development is the terminus of the 88x express bus providing commuter access to Uptown. As well as within a ¼-mile of the CATS number 1 and 18 local buses providing transit access between the Callabridge Commons Walmart and the Charlotte Transportation Center (CTC) and the Rosa Parks Community Transit Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods

Motion/Second: Gaston / McDonald

Yeas: Gaston, McDonald, Millen, Shaw, Caprioli, and Welton

Nays: None

Absent: Stuart

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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