



## Zoning Committee Recommendation

Rezoning Petition 2025-020

August 5, 2025

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### REQUEST

Current Zoning: CG (General Commercial), ML-1 (Manufacturing and Logistics)

### LOCATION

Proposed Zoning: N2-C(CD) (Neighborhood 2-C, Conditional)

Approximately 2.56 acres located south of Tuckaseegee Road, east of Queen City Drive, and west of I-85.  
(Council District 3 - Brown)

### PETITIONER

Sage Investment Group

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 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 Manufacturing and Logistics Place Type.

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:

- The petition proposes to convert an existing extended-stay motel into up to 125 studio apartments, supporting UDO goals related to adaptive reuse, sustainability, and infill development.
- The proposed N2-C zoning district is intended to accommodate a range of moderate-intensity residential housing types, including multi-family stacked dwellings, which aligns with the petition's proposed use.
- Although inconsistent with the *2040 Policy Map* recommendation for Manufacturing and Logistics, the proposed residential use is compatible with nearby zoning and land use patterns, which include adjacent residential (N1-B), commercial (B-1(CD)), office (OFC), and institutional (INST(CD)) districts.
- The reuse of the existing building avoids additional impervious surface and preserves site infrastructure, consistent with the UDO's goals for fiscally and environmentally responsible development.

- The site's proximity to major roads (Tuckaseegee Road and Queen City Drive), existing transit routes, and pedestrian infrastructure supports access to daily needs and employment opportunities, aligning with the 2040 Comprehensive Plan vision for 10-Minute Neighborhoods.
- The Neighborhood 2 Place Type encourages housing that can accommodate a variety of household types and incomes. The proposed mix of small, attainable units fills a market gap for individuals and small households often underserved by conventional multi-family products.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the *2040 Policy Map* from the Manufacturing and Logistics Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Gaston /Shaw

Yeas: Welton, Caprioli, Gaston, Sealey, Shaw, Stuart, Winiker.

Nays: None

Absent: None

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Commissioner Gaston commented they were happy to see this proposal, turning the hotel into housing that is needed for the area. The developer impressed the commissioner with the work they did on a similar project within the Charlotte area.

There was no further discussion of this petition.

## **PLANNER**

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