

The City Council of the City of Charlotte, North Carolina convened for a Zoning Meeting on Monday, September 15, 2025, at 5:05 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Pro Tem Danté Anderson presiding. Council members present were Tiawana Brown, Ed Driggs, Malcolm Graham, Lawana Mayfield, Marjorie Molina, Edwin Peacock III, and Victoria Watlington.

ABSENT: Mayor Vi Lyles

ABSENT UNTIL NOTED: Councilmembers Dimple Ajmera, Renee Johnson, and James Mitchell

INVOCATION AND PLEDGE

Councilmember Peacock gave the Invocation and the Pledge of Allegiance to the Flag was recited by everyone in attendance.

EXPLANATION OF THE ZONING MEETING PROCESS

Mayor Pro Tem Anderson explained the Zoning Meeting rules and procedures.

INTRODUCTION OF THE ZONING COMMITTEE

Douglas Welton, Chairman of the Zoning Committee said thank you, Mayor Pro Tem, and thank you, members of Council. My name is Douglas A. Welton, and I am the Chairman of the Zoning Committee for the Planning Commission. Allow me to introduce the fellow members of my committee, and they include Melissa Gaston, Erin Shaw, Theresa McDonald, Robin Stuart, Carolyn Millen, and Michael Caprioli. The Zoning Committee will meet on Tuesday, September 30, 2025, at 5:30 p.m. At that meeting, the Zoning Committee will meet to discuss and make recommendations on the petitions that have a public hearing here tonight. The public is welcome to come to that meeting, but please note, it is not a continuation of the public hearings that are being held here tonight. Prior to that meeting, you are welcome to contact us and provide any input that you would like. You can find contact information for the Zoning Committee, and information about each one of the petitions that is being heard tonight, on charlotteplanning.org. Back to you, Mayor Pro Tem.

DEFERRALS/WITHDRAWALS

Motion was made by Councilmember Driggs, seconded by Councilmember Mayfield and carried unanimously to defer: a decision on Item No. 16, Petition 2025-027 by Mission City Church and Freedom Communities to October 20, 2025; a hearing on Item No. 20, Petition No. 2025-025 by Angelo Tillman to October 20, 2025; a hearing on Item No. 21, Petition No. 2025-030 by Tryon Advisors, LLC to October 20, 2025; and a hearing on Item No. 27, Petition No. 2025-063 by Northwood Ravin to October 20, 2025.

CONSENT AGENDA

ITEM NO. 2: CONSENT AGENDA ITEMS 3 THROUGH 15 MAY BE CONSIDERED IN ONE MOTION EXCEPT FOR THOSE ITEMS PULLED BY A COUNCIL MEMBER. ITEMS ARE PULLED BY NOTIFYING THE CITY CLERK.

Mayor Pro Tem Anderson said we will move on to the actual consent agenda items. These will be considered in one motion unless a Council member requests to pull them. The following is criteria around our consent agenda items. The first one is it had no public opposition to the petition at the hearing, staff recommends approval, the Zoning Committee recommends approval, and there are no changes after the Zoning Committee's recommendation. Are there any consent agenda items Council would like to pull for question, comment or separate vote, and I will start by pulling Item No. 13.

Councilmember Molina said I would like to pull Item No. 14 for a comment.

Councilmember Mayfield said Madam Clerk, you ready, three, five, six, eight, nine and 15.

Mayor Pro Tem Anderson said okay, I heard three, five, six, eight, nine and 15, okay.

Motion was made by Councilmember Brown, seconded by Councilmember Graham, and carried unanimously to approve the consent agenda as presented with the exception of Item No. 3, Item No. 5, Item No. 6, Item No. 8, Item No. 9, Item No. 13, Item No. 14, and Item No. 15, which were pulled for a separate vote.

The following items were approved:

Item No. 4: Ordinance No. 1017-Z, Petition No. 2025-009 by Davis Moore amending the Official Zoning Map of the City of Charlotte to affect a change in zoning for approximately 40.43 acres located on the east side of Johnston Road and the south side of Providence Road West, north of Donnington Drive from INST(CD) (Institutional, Conditional) to INST(CD) SPA (Institutional, Conditional, Site Plan Amendment).

The Zoning Committee voted 6-0 (motion by Caprioli, seconded by Shaw) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map recommends the Campus Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The plan proposal is for the same use as the recently approved rezoning petition. The petition would allow for a minor increase in the allowed square footage. The site plan amendment does not make any changes to the previously approved building heights, setbacks, or buffers. The site plan amendment enhances transportation improvements to mitigate the increase in square footage. The petition could facilitate the following 2040 Comprehensive Plan Goals: 8: Diverse & Resilient Economic Opportunity.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 019-020.

Item No. 7: Ordinance No. 1020-Z, Petition No. 2025-046 by Northway Homes, LLC amending the Official Zoning Map of the City of Charlotte to affect a change in zoning for approximately 0.17 acres located west of Tappan Place, north of Herrin Avenue, and east of The Plaza from CG (General Commercial) to N1-C (Neighborhood 1-C).

The Zoning Committee voted 6-0 (motion by McDonald, seconded by Shaw) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040

Policy Map (2022) calls for the Neighborhood 1 Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The site lies between The Plaza's commercial corridor and an established single-family neighborhood, serving as a transition between more intensive retail areas and residential uses. City policy reflects this context by identifying The Plaza as a Neighborhood Activity Center and the surrounding area (including this parcel) as the Neighborhood 1 Place Type, indicating that a Neighborhood 1-C zoning is appropriate and in character with adjacent homes. The current General Commercial (CG) zoning permits commercial uses that could be out of character on this residential block. Rezoning to N1-C eliminates possible incompatible CG uses, ensuring any future development is limited to residential uses compatible with the existing single-family context. The proposal would allow residential development on a vacant 0.17-acre infill site, introducing new housing that will complement the surrounding single-family dwellings. The site is within walking distance of the shops, services, and transit along The Plaza corridor. Redevelopment under N1-C would place future residents close to daily amenities and bus transit options, supporting the 10-Minute Neighborhood concept of the Comprehensive Plan by promoting walkable access to goods and services. The petition could facilitate the following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 025-026.

Item No. 10: Ordinance No. 1023-Z, Petition No. 2025-050 by Charter Properties, Inc. amending the Official Zoning Map of the City of Charlotte to affect a change in zoning for approximately 11.45 acres located at the northeastern corner of the intersection of Steele Creek Road and Brown-Grier Road from N1-A (Neighborhood 1-A) to N2-B (Neighborhood 2-B).

The Zoning Committee voted 6-0 (motion by Stuart, seconded by Shaw) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map recommends the Neighborhood 2 Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The proposed N2-B zoning is consistent with the Neighborhood 2 Place Type proposed for the site. The site is adjacent to a previously approved rezoning with entitlements for 1,230,000 square feet of office and/or medical office uses, 340,000 square feet of community hospital uses, 104,200 square feet of commercial uses, 250 hotel rooms, 275 multifamily dwellings units, and 50 single family attached dwelling units. These uses are compatible and complimentary to Neighborhood 2 development. The site is located at the intersection of two major thoroughfares, with a bus stop for CATS Route 56 located along the site's Steele Creek Road frontage. The petition could facilitate the following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 031-032.

Item No. 11: Ordinance No. 1024-Z, Petition No. 2025-053 by David Powlen amending the Official Zoning Map of the City of Charlotte to affect a change in zoning for approximately 34.03 acres located north of Albemarle Road, west of Novant Health Parkway, and east of I-485 from B-1(CD) (Neighborhood Business, Conditional) to B-1(CD) SPA (Neighborhood Business, Conditional, Site Plan Amendment).

The Zoning Committee voted 6-0 (motion by Caprioli, seconded by Millen) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map (2022) calls for the Campus Place type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The site is an established hospital

campus, and the proposed rezoning reinforces its institutional and healthcare character by enabling the continued use and expansion of medical facilities compatible with the surrounding development. The request increases entitlements for medical office and health institution uses, supporting continued investment in critical healthcare infrastructure and enabling expansion of medical services to meet community needs at this location. The site's strategic location along Albemarle Road and adjacent to I-485 provides excellent regional access, and the amended plan integrates with these major corridors to ensure efficient circulation and connectivity for patients, visitors, and emergency services. The petition could facilitate the following 2040 Comprehensive Plan Goals: 8: Diverse & Resilient Economic Opportunity.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 033-034.

Item No. 12: Ordinance No. 1025-Z, Petition No. 2025-054 by Bisbikis Property Group amending the Official Zoning Map of the City of Charlotte to affect a change in zoning for approximately 1.08 acres located east of Little Rock Road, south of Queen City Drive, and north of I-85 from N1-A(ANDO) (Neighborhood 1-A, Airport Noise Disclosure Overlay) to CG(ANDO) (General Commercial, Airport Noise Disclosure Overlay).

The Zoning Committee voted 6-0 (motion by McDonald, seconded by Caprioli) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map (2022) calls for the Commercial Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The site is located at the intersection of Little Rock Road and Queen City Drive, near Interstate 85, in an area dominated by auto-oriented commercial uses (gas stations, restaurants, hotels, strip retail). The requested rezoning from Neighborhood 1-A to General Commercial aligns the property's entitlements with the established surrounding development pattern. Rezoning to General Commercial eliminates residential entitlements on a parcel that may be undesirable for housing due to its high-intensity commercial corridor environment. The site's proximity to transportation, including direct frontage on a major arterial (Little Rock Road) and a major collector (Queen City Drive), as well as immediate access to an I-85 interchange, makes it well suited for the commercial uses allowed in the CG district. The location's access and visibility can be leveraged by commercial development in a way that may not be feasible or appropriate for residential uses. The petition could facilitate the following 2040 Comprehensive Plan Goals: 8: Diverse & Resilient Economic Opportunity.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 035-036.

ITEM NO. 3: ORDINANCE NO. 1016-Z, PETITION NO. 2024-141 BY NVR, INC. AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 107.31 ACRES LOCATED NORTHWEST OF NORTH TRYON STREET, SOUTHEAST OF I-85, AND SOUTH OF WEST MALLARD CREEK CHURCH ROAD FROM CG (GENERAL COMMERCIAL), IC-1 (INSTITUTIONAL CAMPUS 1), AND N1-A (NEIGHBORHOOD 1-A) TO N2-B(CD) (NEIGHBORHOOD 2-B, CONDITIONAL).

The Zoning Committee voted 6-0 (motion by McDonald, seconded by Millen) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the post-hearing staff analysis and the public hearing, and because: The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the post-hearing staff analysis and the public hearing, and because: The petition is appropriate and compatible with the surrounding land uses as the site is designated a

Neighborhood 2 Place Type by the 2040 Policy Map and is adjacent to several multi-family projects to the north and south of the site. The site is adjacent to Neighborhood Center, Community Activity Center, and Campus Place Types allowing for potential access to goods and services. Petitioner proposes to convey a minimum 5.3-acre portion of the site as a proposed public park to Mecklenburg County for a future public park. The site is located within a half mile of the JW Clay Boulevard Station on the LYNX Blue Line. The site is adjacent to the Mallard Creek and Barton Creek greenways with two public access trails provided by the petitioner. The petition could facilitate the following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods, 4: Trail & Transit Oriented Development, 7: Integrated Natural & Built Environments.

Councilmember Johnson arrived at 5:16 p.m.

Councilmember Mitchell arrived at 5:16 p.m.

Motion was made by Councilmember Johnson, and seconded by Councilmember Brown to approve this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The petition is appropriate and compatible with the surrounding land uses as the site is designated a Neighborhood 2 Place Type by the 2040 Policy Map and is adjacent to several multi-family projects to the north and south of the site. The site is adjacent to Neighborhood Center, Community Activity Center, and Campus Place Types allowing for potential access to goods and services. Petitioner proposes to convey a minimum 5.3-acre portion of the site as a proposed public park to Mecklenburg County for a future public park. The site is located within a half mile of the JW Clay Boulevard Station on the LYNX Blue Line. The site is adjacent to the Mallard Creek and Barton Creek greenways with two public access trails provided by the petitioner. The petition could facilitate the following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods, 4: Trail & Transit Oriented Development, 7: Integrated Natural & Built Environments.

Councilmember Mayfield said for Item No. 3, the concern that I have is this is a proposal of a residential community of up to 575 multi-family attached dwellings, so yet more apartments. I shared with Council over the weekend the concerns that I have with the number of multi-family that we are seeing in our City. We have had plenty of conversations and comparisons from community and others of, we don't want to look like some communities that have seen a high increase of multi-family versus owner-occupied housing dwellings, where I've already stated, we have over 100,000 single-family homes that are now rental properties within our City. Also, this for me is a very highly intensive project that is going to create a considerable strain on our infrastructure, specifically our road infrastructure, when we do not have the current financial wherewithal between our funding, as well as the State funding, to accommodate this infrastructure change. I will be voting no.

Councilmember Johnson said thank you for that email, Councilmember Mayfield. She's right about the number of units. However, this petition is a for sale project, and in this area, with so many multi-family and apartments in that area, this is diverse housing for that area. So, it is for sale. We do need for sale units in that area. Also, they performed a traffic study, so they're going to be making improvements to the infrastructure and to the traffic. They're also donating 5.3 acres to Mecklenburg County for a future public park. There's additional walkability. Again, it's a for sale project. The University City Partners are supporting this, as well as the District Four Coalition. So, for that reason, I will be supporting it today. Thank you.

Ms. Mayfield said thank you, Councilmember Johnson. Along with when I reached out the concern that I have of attached dwellings and the impact and the cost of those, my greater concern is the proposed 4,331 potential trips per day, whereas the entitlement under the current zoning is 1,988. That infrastructure impact aligns with the conversation you and other Council members have mentioned regarding cumulative impact when we look at our SEAP (Strategic Energy Action Plan), when we look at our environmental goals. So, I am happy to hear that this will be a for sale townhome multi-family product and project. The concern for me is still in the number of trips and the impact that that's going to have on our infrastructure. It will be helpful if we had representatives at a different level to release some of the funding that we need to move forward our infrastructure. That is not necessarily the reality over the next year, but I do appreciate you clarifying that this is a townhome, and not just a multi-family, that is a for sale product. Thank you.

Ms. Johnson said thank you.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Anderson, Brown, Driggs, Graham, Johnson, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmember Mayfield

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 017-018.

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ITEM NO. 5: ORDINANCE NO. 1018-Z, PETITION NO. 2025-034 BY VEER HOMES, LLC AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 6.20 ACRES LOCATED SOUTH OF ALLISON LANE, EAST OF ALLISON WOODS DRIVE, AND WEST OF PROVIDENCE ROAD FROM N1-A (NEIGHBORHOOD 1-A) TO N2-B (CD) (NEIGHBORHOOD 2-B, CONDITIONAL).

The Zoning Committee voted 6-0 (motion by Caprioli, seconded by Millen) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the post-hearing staff analysis and the public hearing, and because: The 2040 Policy Map recommends the Neighborhood 1 Place Type. However, we find this petition to be reasonable and in the public interest, based on the information from the post-hearing staff analysis and the public hearing, and because: This portion of the Providence Road corridor hosts a number of commercial uses, various institutions, and moderately dense multi-family projects among other residential projects. This petition provides a transition between the Community Activity Center of Providence Road and the less intense residential areas to the west of the site. The petition proposes a mix of residential housing types including multifamily attached, quadraplexes, one duplex, and one triplex. The petition's building forms are consistent with those seen in the adjacent multi-family attached development to the west, zoned MX-1. The site is adjacent to a Community Activity Center but is not accessible to pedestrians due to lack of sidewalk connectivity. The petition site has preferred place type adjacencies of Neighborhood 1, Neighborhood 2, and Community Activity Center and meets the preferred minimum acreage for a place type amendment to Neighborhood 2. The petition could facilitate the following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods, 2: Neighborhood Diversity & Inclusion. The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

Motion was made by Councilmember Driggs, and seconded by Councilmember Graham, to approve this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map recommends the Neighborhood 1 Place Type. However, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: This portion of the Providence Road corridor hosts a number of commercial uses, various institutions, and moderately dense multi-family projects among other residential projects. This petition provides a transition between the Community Activity Center of Providence Road and the less intense residential areas to the west of the site. The petition proposes a mix of residential housing types including multifamily attached, quadrplexes, one duplex, and one triplex. The petition's building forms are consistent with those seen in the adjacent multi-family attached development to the west, zoned MX-1. The site is adjacent to a Community Activity Center but is not accessible to pedestrians due to lack of sidewalk connectivity. The petition site has preferred place type adjacencies of Neighborhood 1, Neighborhood 2, and Community Activity Center and meets the preferred minimum acreage for a place type amendment to Neighborhood 2. The petition could facilitate the following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods, 2: Neighborhood Diversity & Inclusion. The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

Councilmember Mayfield said again, when we're looking at the potential of 79 multi-family attached dwellings, we're also looking at an additional 552 trips per day, just based on this 79 single-family attached dwelling units infrastructure, road infrastructure and the impact. We are seeing quite a bit of construction happening around the City, on two-lane roads where we're attempting to do some widening, but the impact that that's having on community is causing quite a bit of congestion and challenges. So, again, for the sake of us pausing long enough to make the investments we need, infrastructure wise, before approving yet more development, I will be a no.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Anderson, Brown, Driggs, Graham, Johnson, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmember Mayfield

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 021-022.

ITEM NO. 6: ORDINANCE NO. 1019-Z, PETITION NO. 2025-043 BY CITY OF CHARLOTTE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 2.37 ACRES LOCATED ON THE SOUTH SIDE OF CHIPLEY AVENUE, WEST OF PAUL BUCK BOULEVARD, AND EAST OF MONROE ROAD FROM N2-B (NEIGHBORHOOD 2-B) TO CAC-1 (COMMUNITY ACTIVITY CENTER-1).

The Zoning Committee voted 6-0 (motion by Shaw, seconded by Millen) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the post-hearing staff analysis and the public hearing, and because: The 2040 Policy Map (2022) recommends the Community Activity Center Place Type for this site. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the post-hearing staff analysis and the public hearing, and because: This petition is appropriate and compatible as the site is within an area designated by

the 2040 Policy Map for the Community Activity Place Type. The site is a City owned parcel abutting the City owned Ovens Auditorium and the Bojangles Coliseum complex. It is compatible to incorporate the two sites under the same CAC Place Type. The Community Activity Center zoning district includes standards to adequately buffer and transition uses adjacent to more sensitive areas like the Neighborhood 1 Place Type. The petition could facilitate the following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods.

Motion was made by Councilmember Anderson, and seconded by Councilmember Graham, to approve this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map (2022) recommends the Community Activity Center Place Type for this site. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: This petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Community Activity Place Type. The site is a City owned parcel abutting the City owned Ovens Auditorium and the Bojangles Coliseum complex. It is compatible to incorporate the two sites under the same CAC Place Type. The Community Activity Center zoning district includes standards to adequately buffer and transition uses adjacent to more sensitive areas like the Neighborhood 1 Place Type. The petition could facilitate the following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods.

Councilmember Mayfield said question for staff. Why is the City, the entity that is petitioning for this rezoning of this site versus the actual developer who would, in any other circumstance, pay whatever development fees that any other developer that wants to do a rezoning? Why is the City leading this?

Holly Cramer, Planning, Design & Development said so, this is a City-owned property and it's a conventional request. There's no developer identified. Technically, it is a conventional request, but given that it is a City-owned property, it's typical that we would be the petitioner in this situation.

Ms. Mayfield said so, I'm going to rephrase the question. The City owns a piece of property. Unless there is a developer that's interested in actually doing something with that property, why are we rezoning it ahead of time versus when and if there is interest in that property, that individual, that business, then going through our proper rezoning process? Why are we being proactive with rezoning this?

Ms. Cramer said so, it's a City-owned property, so we understand what they're may be intending to do at this site, and it could be done through a conventional request. So, we are bringing it through the process conventionally, but since it's a City-owned property, we're the petitioner.

Ms. Mayfield said so, we're not going to see eye to eye on this particular question, for the simple fact that I still don't think you answered the question of why we are initiating it versus waiting for and when there's a developer that interested in this property, for them to go through the same process that the other two projects that we just discussed, which consists of a number of conversations going through committee, and fees that evidently we need right now?

David Pettine, Planning, Design & Development said so, yes, I understand your question. The City is looking to develop the property, and they will likely bid that out. I believe it's for additional parking for the entertainment complex that's there. So, the first step is to get that zoning in place, and then they would go through the process with whoever they want to choose for potential development of that site. It's not out of the ordinary for us to take this step. We've done it for a couple affordable housing projects, where we've zoned it N-2 or R-17, back in the day, when we then would put it out for bid

from there. So, it will come back to ya'll if they do go through that process for a selection, if they go through it like a bid process to develop the property, but for now, it's just to get the zoning in place, so they know who they can work with, what the standards are, what type of project they would need to consider, and then go through the next steps from there. So, they haven't identified exactly who would do anything with the property, what they will do in the final end product of it, but for now they know they need the different zoning than what they currently have for them to even consider working with another development partner to move this property forward.

Ms. Mayfield said thank you. Attorney Hagler-Gray, just for clarification, if there were to be a petitioner or someone that's interested in a piece of land, there's an avenue for them to outreach for the City to rezone the land prior to, with the anticipation that there may be a potential RFP (Request For Proposal) or a request to redevelop that land versus going through the process that we normally go through?

Terrie Hagler-Gray, Senior Assistant City Attorney said I'm not sure I understand.

Ms. Mayfield said let me rephrase it, my apologies. Based on what was just shared, does this give the opportunity for a potential developer to meet with staff in order for the City to rezone land in anticipation of a project they might be interested in?

Ms. Hagler-Gray said the property owner must be the petitioner, the City. I think if there were a situation where there was a developer that was interested and was consulting with the City with respect to the property, which I don't know if that's the case here, it would still be the City that would be rezoning the property.

Ms. Mayfield said thank you for the clarification. Thank you.

The vote was taken on the motion and recorded as unanimous.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 023-024.

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ITEM NO. 8: ORDINANCE NO. 1021-Z, PETITION NO. 2025-048 BY CASTLEBRIDGE RESIDENTIAL DEVELOPMENT AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 7.96 ACRES LOCATED SOUTH OF SUNSET ROAD, WEST OF GUTTER BRANCH DRIVE, AND EAST OF OAKDALE ROAD FROM N1-A (NEIGHBORHOOD 1-A) TO N2-A(CD) (NEIGHBORHOOD 2-A, CONDITIONAL).

The Zoning Committee voted 6-0 (motion by Shaw, seconded by Caprioli) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the post-hearing staff analysis and the public hearing, and because: The 2040 Policy Map calls for the Neighborhood 1 Place Type. However, we find this petition to be reasonable and in the public interest, based on the information from the post-hearing staff analysis and the public hearing, and because: The site is situated along Sunset Road in a suburban area transitioning with new development, often multi-family in nature. Though inconsistent with the 2040 Policy Map, the requested N2-A (Neighborhood 2-A, Conditional) zoning is consistent and compatible with nearby approved rezonings (including adjacent MX-2 and N2-A), ensuring the development complements with surrounding land uses. When assessing a place type change from Neighborhood 1 to Neighborhood 2, this site meets much of the preferred criteria indicating policy support for a potential Neighborhood 2 designation. The criteria met by this petition includes minimum acreage, location along an arterial road, adjacency to preferred place types including Neighborhood 1 and Neighborhood 2, located just east of an activity center, and also located within an Access to Housing Gap as identified by the Equitable Growth Framework. The petition makes productive use of an infill site, providing new housing within an established area. Residents will have convenient access to Sunset Road and Oakdale Road, arterial streets that connect to local services

and amenities. The petition could facilitate the following 2040 Comprehensive Plan Goals: 2: Neighborhood Diversity & Inclusion. 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 was made by Councilmember Graham, and seconded by Councilmember Anderson, to approve this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map calls for the Neighborhood 1 Place Type. However, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The site is situated along Sunset Road in a suburban area transitioning with new development, often multi-family in nature. Though inconsistent with the 2040 Policy Map, the requested N2-A (Neighborhood 2-A, Conditional) zoning is consistent and compatible with nearby approved rezonings (including adjacent MX-2 and N2-A), ensuring the development complements with surrounding land uses. When assessing a place type change from Neighborhood 1 to Neighborhood 2, this site meets much of the preferred criteria indicating policy support for a potential Neighborhood 2 designation. The criteria met by this petition includes minimum acreage, location along an arterial road, adjacency to preferred place types including Neighborhood 1 and Neighborhood 2, located just east of an activity center, and also located within an Access to Housing Gap as identified by the Equitable Growth Framework. The petition makes productive use of an infill site, providing new housing within an established area. Residents will have convenient access to Sunset Road and Oakdale Road, arterial streets that connect to local services and amenities. The petition could facilitate the following 2040 Comprehensive Plan Goals: 2: Neighborhood Diversity & Inclusion. 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.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Anderson, Brown, Driggs, Graham, Johnson, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmember Mayfield

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 027-028.

ITEM NO. 9: ORDINANCE NO. 1022-Z, PETITION NO. 2025-049 BY HIGH STREET DISTRICT DEVELOPMENT, INC. AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 32.35 ACRES LOCATED EAST OF TREVI VILLAGE BOULEVARD, SOUTH OF NORTH TRYON STREET, AND WEST OF HUDSPETH ROAD FROM N1-A (NEIGHBORHOOD 1-A) TO N2-A(CD) (NEIGHBORHOOD 2-A, CONDITIONAL).

The Zoning Committee voted 6-0 (motion by Millen, seconded by McDonald) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the post-hearing 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 post-hearing 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 four 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 was made by Councilmember Johnson, and seconded by Councilmember Driggs to approve this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the final 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 final 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 four 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.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Anderson, Brown, Driggs, Graham, Johnson, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmember Mayfield

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 029-030.

ITEM NO. 13: PETITION NO. 2025-055 BY PORCHA THOMAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 0.52 ACRES LOCATED NORTH OF PARKWOOD AVENUE, EAST OF ALLEN STREET, AND WEST OF PEGRAM STREET FROM NS (NEIGHBORHOOD SERVICES) TO NC(CD) (NEIGHBORHOOD CENTER, CONDITIONAL).

The Zoning Committee voted 6-0 (motion by McDonald, seconded by Millen) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the post-hearing staff analysis and the public hearing, and because: The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type. However,

we find this petition to be reasonable and in the public interest, based on the information from the post-hearing staff analysis and the public hearing, and because: The petition is inconsistent with the 2040 Policy Map recommendation for the Neighborhood Center (NC) Place Type, the current Neighborhood Services (NS) zoning district permits a range of uses that are consistent with those allowed uses under the NC district. The Neighborhood Center Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential. This petition is appropriate and compatible with the surrounding uses and the Neighborhood Center Place Type designation as it creates an opportunity to fill a need for access to essential amenities, goods, and services in an area that has been identified as lacking access to amenities by the 2040 Comprehensive Plan. The site is within one-third mile of the Little Sugar Creek Greenway within a half mile walk of the Parkwood Lynx Blue Line station. The site is located along the route of the CATS number 4 local bus providing transit access between the Sugar Creek LYNX Blue Line station and the Charlotte Transportation Center (CTC). 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 Center Place Type for the site.

Motion was made by Councilmember Anderson, and seconded by Councilmember Driggs, to approve this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type. However, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The petition is inconsistent with the 2040 Policy Map recommendation for the Neighborhood Center (NC) Place Type, the current Neighborhood Services (NS) zoning district permits a range of uses that are consistent with those allowed uses under the NC district. The Neighborhood Center Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential. This petition is appropriate and compatible with the surrounding uses and the Neighborhood Center Place Type designation as it creates an opportunity to fill a need for access to essential amenities, goods, and services in an area that has been identified as lacking access to amenities by the 2040 Comprehensive Plan. The site is within one-third mile of the Little Sugar Creek Greenway within a half mile walk of the Parkwood Lynx Blue Line station. The site is located along the route of the CATS number 4 local bus providing transit access between the Sugar Creek LYNX Blue Line station and the Charlotte Transportation Center (CTC). 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 Center Place Type for the site.

Mayor Pro Tem Anderson said I'll start off the discussion, and we can take it from there. This petition, the community has had conversation with the petitioner and have some requests around what is meant to be on this site. I've been in contact with them. I know other Council members have as well. So, I'm going to actually make a substitute motion to defer this item, because I want to give the community an opportunity to continue to work with the petitioner. I think there's some good work to be done, and Belmont has a very strong Neighborhood Association and Land Use individual who's really tapped into this.

Motion to amend was made by Councilmember Anderson, seconded by Councilmember Mayfield and carried unanimously to defer Item No. 13, Petition No. 2025-055 by Porcha Thomas to defer to October 20, 2025.

ITEM NO. 14: ORDINANCE NO. 1026-Z, PETITION NO. 2025-060 BY MECHLENBURG COUNTY AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 27.47 ACRES LOCATED ON THE EAST SIDE OF EAST W.T. HARRIS BOULEVARD, NORTH OF ALBEMARLE ROAD, AND SOUTH OF HICKORY GROVE ROAD FROM R-20 MF(CD) (MULTI-FAMILY RESIDENTIAL, CONDITIONAL) TO N2-C(EX) (NEIGHBORHOOD 2-C, EXCEPTION).

The Zoning Committee voted 6-0 (motion by Stuart, seconded by McDonald) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the post-hearing staff analysis and the public hearing, and because: The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the post-hearing staff analysis and the public hearing, and because: The site is designated as the Neighborhood 2 (N-2) Place Type by the 2040 Policy Map. The N-2 Place Type supports public open spaces such as parks as community amenities to enhance the neighborhood. The site is primarily surrounded by residential developments including multi-family and single-family dwellings. The proposed park would be a conveniently located amenity for area residents that includes a variety of recreational facilities to promote healthy and active lifestyles. Two public benefits are proposed as part of this Exception (EX) request under the categories of sustainability and public amenity including: preservation of open space that will exceed UDO requirements and the development of an inclusive playground and passive amenities such as walking trails and a multi-use lawn. The site is served by the number 3 and 9 CATS local bus providing service between the Albemarle Park and Ride, the 36th Street LYNX Blue Line station, the Eastland Community Transportation Center, and the Charlotte Transportation Center. The petition could facilitate the following 2040 Comprehensive Plan Goals: 6: Healthy, Safe, and Active Communities, 7: Integrated Natural and Built Environments. The approval of this petition will revise the recommended Place Type as specified by the 2040 Policy Map, from the Neighborhood 2 Place Type to the Parks and Preserves Place Type for the site.

Motion was made by Councilmember Molina, and seconded by Councilmember Driggs, to approve this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The site is designated as the Neighborhood 2 (N-2) Place Type by the 2040 Policy Map. The N-2 Place Type supports public open spaces such as parks as community amenities to enhance the neighborhood. The site is primarily surrounded by residential developments including multi-family and single-family dwellings. The proposed park would be a conveniently located amenity for area residents that includes a variety of recreational facilities to promote healthy and active lifestyles. Two public benefits are proposed as part of this Exception (EX) request under the categories of sustainability and public amenity including: preservation of open space that will exceed UDO requirements and the development of an inclusive playground and passive amenities such as walking trails and a multi-use lawn. The site is served by the number 3 and 9 CATS local bus providing service between the Albemarle Park and Ride, the 36th Street LYNX Blue Line station, the Eastland Community Transportation Center, and the Charlotte Transportation Center. The petition could facilitate the following 2040 Comprehensive Plan Goals: 6: Healthy, Safe, and Active Communities, 7: Integrated Natural and Built Environments. The approval of this petition will revise the recommended Place Type as specified by the 2040 Policy Map, from the Neighborhood 2 Place Type to the Parks and Preserves Place Type for the site.

Councilmember Molina said I want to draw some attention to this particular petition, not for any bad reason at all. First, I want to start by thanking our partners in Mecklenburg County, because this is a substantial investment in East Charlotte. This is currently a 27.47 acre park that's located on the east side of East W.T. Harris. It's just north of Albermarle Road and south of Hickory Grove Road. What I want to bring your attention to is some of the things that it promotes, because actually there's one other petition in relationship to this yes that I want to highlight. So, actually, oddly, something that we don't see very often, this petition is actually already consistent with the 2040 Plan and the Policy Map. It's currently zoned as Multi-Family Residential, which means that's why we're having to do this, because it's actually now going to be kind of a Neighborhood-2C. I'm saying these things out loud for a reason. There are public benefits in the categories of sustainability. It's a public amenity. It includes the preservation of open space, and it actually exceeds the UDO (Unified Development Ordinance) requirements.

This area is largely a residential neighborhood area. Everything that surrounds it to the left and to the right is residential. It's all residential. So, it's just a wealth of community benefit for healthy, safe, active, integrated, environmentally friendly, I mean, just a number of different great things. So, I can't thank our partners at the County enough. I want to hold that, because in relationship to something that I'll speak about later, which is why I'm going on public record to make sure that I highlight the benefit and the proximity. This is also literally almost adjacent to Spark Centro, one of our opportunity hubs. You literally can walk across the street, and walk into a 27-acre park, which is on our Albermarle and Central Avenue Corridor of Opportunity, ironically located on W.T. Harris, but still proximate enough for it to be a district wide community benefit. So, shout out to Mecklenburg County for your investment. Thank you for partnering with us, and I am absolutely ecstatic to say yes to this.

Councilmember Ajmera arrived at 5:31 p.m.

YEAS: Councilmembers Ajmera, Anderson, Brown, Driggs, Graham, Johnson, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmember Mayfield

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 037-038.

ITEM NO. 15: ORDINANCE NO. 1027-Z, PETITION NO. 2025-081 BY CITY OF CHARLOTTE ON BEHALF OF SAMARITAN'S PURSE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 2.9 ACRES LOCATED ON THE WEST SIDE OF NATIONS FORD ROAD, SOUTH OF RED ROOF DRIVE, AND NORTH OF FOREST POINT BOULEVARD FROM IMU (INNOVATION MIXED USE) TO OFC (OFFICE FLEX CAMPUS).

The Zoning Committee voted 6-0 (motion by McDonald, seconded by Millen) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the post-hearing staff analysis and the public hearing, and because: The 2040 Policy Map recommends the Innovation Mixed-Use Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the post-hearing staff analysis and the public hearing, and because: The OFC zoning district is intended to address large scale office, research, and medical campuses that may include some light industrial components, with supporting uses primarily designed to serve the everyday needs of employees and visitors, such as eating and drinking, retail, and personal service establishments. While OFC Zoning District developments are relatively low intensity, standards are included to foster internal and external walkability, providing connections both on-site and to the external pedestrian network. The site is adjacent to properties zoned OFC to the north and east.

Despite the inconsistency with the 2040 Policy Map, a place type change is not recommended. The site is under common ownership with the adjacent warehouse facility that is zoned I-1(CD) and recommended for the Innovation Mixed-Use Place Type. The petition could facilitate the following 2040 Comprehensive Plan Goals: 8: Diverse & Resilient Economic Opportunity.

Motion was made by Councilmember Brown, and seconded by Councilmember Mitchell, to approve this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map recommends the Innovation Mixed-Use Place Type. Therefore, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: The OFC zoning district is intended to address large scale office, research, and medical campuses that may include some light industrial components, with supporting uses primarily designed to serve the everyday needs of employees and visitors, such as eating and drinking, retail, and personal service establishments. While OFC Zoning District developments are relatively low intensity, standards are included to foster internal and external walkability, providing connections both on-site and to the external pedestrian network. The site is adjacent to properties zoned OFC to the north and east. Despite the inconsistency with the 2040 Policy Map, a place type change is not recommended. The site is under common ownership with the adjacent warehouse facility that is zoned I-1(CD) and recommended for the Innovation Mixed-Use Place Type. The petition could facilitate the following 2040 Comprehensive Plan Goals: 8: Diverse & Resilient Economic Opportunity.

Councilmember Mayfield said for staff, I'm going to ask the question again. Why is the City the petitioner on behalf of this business?

Holly Cramer, Planning, Design & Development said yes. So, this one originally came through, maybe a year or two ago, and they were requesting a District to modify their entitlement, so that they could build surface parking essentially to act as accessory to the Samaritan's Purse development. Something changed in the UDO. When they originally went through a rezoning, their current District didn't accommodate what they needed. The UDO since was amended, and we also found in a table deep within the UDO, as you do with any new ordinance, there's a small note about what can occur within an established setback, and because it was missed in our initial review, and they're trying to go through permitting right now, so that they can be ready for their operations closer to Christmas time when they need to make use of this site. We're taking it through the process on behalf of Samaritan's Purse. So, we're not the petitioner directly, but we're taking it through the process on behalf of Samaritan's Purse, because it was essentially caught out by ordinance changes and during the review of it, because of a small footnote in the ordinance. So, we held their community meeting for them. They've been involved in the process, and they're still working through the permitting process concurrently.

Ms. Mayfield said so, for clarification, when we made changes, basically a sentence was missed. So, this is to help correct for them to move forward?

Ms. Cramer said it's a corrected rezoning, correct.

Ms. Mayfield said thank you.

The vote was taken on the motion and recorded as unanimous.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 039-040.

DECISIONS

ITEM NO. 17: ORDINANCE NO. 1028-Z, PETITION NO. 2025-040 BY TDC GREENVILLE, LLC AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 2.21 ACRES LOCATED WEST OF STATESVILLE AVENUE, NORTH OF CALLAHAN STREET, AND SOUTH OF ROMEO ALEXANDER ROAD FROM MUDD(CD) (MIXED USE DEVELOPMENT, CONDITIONAL) TO MUDD(CD)SPA (MIXED USE DEVELOPMENT, CONDITIONAL, SITE PLAN AMENDMENT).

The Zoning Committee voted 6-0 (motion by Stuart, seconded by Shaw) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the post-hearing 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 post-hearing 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: five for households earning 60-80% of the Area Median Income (AMI) and five 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 quarter-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 was made by Councilmember Peacock, seconded by Councilmember Anderson, and carried unanimously to approve this petition and adopt the following statement of consistency: This petition is found to be consistent with the 2040 Policy Map (2022) based on the information from the final 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 final 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: five for households earning 60-80% of the Area Median Income (AMI) and five 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 quarter-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.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 041-042.

ITEM NO. 18: PETITION NO. 2025-042 BY BRYAN ELSEY AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 6.42 ACRES LOCATED ON THE NORTH SIDE OF TOM HUNTER ROAD, EAST OF VENTURA WAY DRIVE, AND WEST OF HIDDEN STREAM COURT FROM N1-B (NEIGHBORHOOD 1-B) TO N2-B(CD) (NEIGHBORHOOD 2-B, CONDITIONAL).

The Zoning Committee voted 6-0 (motion by Millen, seconded by McDonald) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the post-hearing staff analysis and the public hearing, and because: The 2040 Policy Map recommends the Neighborhood 1 Place Type. However, we find this petition to be reasonable and in the public interest, based on the information from the post-hearing staff analysis and the public hearing, and because: Located in an area with a mix of multi-family and single family residential development, this petition proposes a moderately intense multi-family development that is mindful of existing land use patterns as well as the necessity for attainable housing. The petition site has preferred place type adjacencies of Neighborhood 1, Neighborhood 2, and Parks and Preserves and meets the preferred minimum acreage for a place type amendment to Neighborhood 2. The site is less than a quarter mile from bus stops for CATS Route 211 and less than one mile from the Tom Hunter Blue Line Station. The site is across Tom Hunter Road from Tom Hunter Park. The petition commits to providing workforce housing at an average of 60% of the Area Median Income. The petition could facilitate the following 2040 Comprehensive Plan Goals: 3: Housing Access for All. The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

Motion was made by Councilmember Anderson, and seconded by Councilmember Mayfield, to defer Item No. 18, Petition No. 2025-042 by Bryan Elsey to October 20, 2025.

Mayor Pro Tem Anderson said so we'll start with discussion. So, with this particular petition there has been work. As you all know, during the hearing the last time, there was good conversation around a number of concerns for the community on this particular, well there's three different parcels here that's involved in this one petition, and we were able to make traction on one effort, which is the hybrid pedestrian crossing, which the community was very pleased to hear. There's still a number of items that I would like to see the community work with the petitioner on. One is about an additional ingress and egress to this property, but there's a list of others, and to not rush this process, I wanted to allow the community to have this time and they've agreed. So, I'd like to move forward with a deferral, and hopefully pushing for the best outcome for the community.

The vote was taken on the motion and recorded as unanimous.

ITEM NO. 19: ORDINANCE NO. 1029-Z, PETITION NO. 2025-056 BY DELRAY AT PROVIDENCE ROAD WEST, LLC AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHARLOTTE TO AFFECT A CHANGE IN ZONING FOR APPROXIMATELY 10 ACRES LOCATED ON THE SOUTH SIDE OF PROVIDENCE ROAD WEST, WEST OF BRYNFIELD DRIVE, AND EAST OF SANDSTONE CREST LANE FROM N1-A (NEIGHBORHOOD 1-A) TO N2-A(CD) (NEIGHBORHOOD 2-A, CONDITIONAL).

The Zoning Committee voted 6-0 (motion by Caprioli, seconded by McDonald) to recommend approval of this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the post-hearing staff analysis and the public hearing, and because: The 2040 Policy Map recommends the Neighborhood 1 Place Type. However, we find this petition to be reasonable and in the public interest, based on the information from the post-hearing staff analysis and the public hearing, and because: Located in an area with a range of multi-family and single-family housing types with pedestrian access to commercial nodes, this petition proposes residential uses consistent with surrounding development. The petition site has preferred place type adjacencies of Neighborhood 1 and Neighborhood 2 and meets the preferred minimum acreage for a place type amendment to Neighborhood 2. The site is less than a half mile from a Neighborhood Center that includes commercial, medical, and personal service uses. The site is adjacent to developed N2 uses to the east. Where adjacent to developed N1 uses to the south, the petitioner has committed to a 25-foot Class B landscape yard, which exceeds the ordinance required 10-foot Class C landscape yard. The petition could facilitate the following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods, 2: Neighborhood Diversity & Inclusion. The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

The petitioner made the following changes to the petition after the Zoning Committee vote. Therefore, the City Council must determine if the changes are substantial and if the petition should be referred back to the Zoning Committee for review.

1. The petitioner amended conditional note III.a to commit to installing a six-foot tall opaque fence in addition to a 25-foot Class B landscape yard along the site's southern property boundary.

Holly Cramer, Planning, Design & Development said yes, just one minor change, and as you see it printed out in your agenda, so we are in good shape, and staff recommends approval of this petition.

Motion was made by Councilmember Driggs, seconded by Councilmember Anderson, and carried unanimously not to refer back to the Zoning Committee.

Motion was made by Councilmember Driggs, and seconded by Councilmember Anderson, to approve this petition and adopt the following statement of consistency: This petition is found to be inconsistent with the 2040 Policy Map (2022) based on the information from the final staff analysis and the public hearing, and because: The 2040 Policy Map recommends the Neighborhood 1 Place Type. However, we find this petition to be reasonable and in the public interest, based on the information from the final staff analysis and the public hearing, and because: Located in an area with a range of multi-family and single-family housing types with pedestrian access to commercial nodes, this petition proposes residential uses consistent with surrounding development. The petition site has preferred place type adjacencies of Neighborhood 1 and Neighborhood 2 and meets the preferred minimum acreage for a place type amendment to Neighborhood 2. The site is less than a half mile from a Neighborhood Center that includes commercial, medical, and personal service uses. The site is adjacent to developed N2 uses to the east. Where adjacent to developed N1 uses to the south, the petitioner has committed to a 25-foot Class B landscape yard, which exceeds the ordinance required 10-foot Class C landscape yard. The petition could facilitate the

following 2040 Comprehensive Plan Goals: 1: 10 Minute Neighborhoods, 2: Neighborhood Diversity & Inclusion. The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type, as modified.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Brown, Driggs, Graham, Johnson, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmember Mayfield

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 043-044.

HEARINGS

ITEM NO. 22: HEARING ON PETITION NO. 2025-021 BY HAROLD JORDAN FOR A CHANGE IN ZONING FOR APPROXIMATELY 1.24 ACRES LOCATED EAST OF E W.T. HARRIS BOULEVARD, AND NORTH OF IDLEWILD ROAD, AND SOUTH OF MEADOWDALE LANE FROM N1-B (NEIGHBORHOOD 1-B) TO NC(CD) (NEIGHBORHOOD CENTER, CONDITIONAL).

Mayor Pro Tem Anderson declared the hearing open.

David Pettine, Planning, Design & Development said alright 2025-021 is 1.24 acres. It is on East W.T. Harris Boulevard, north of Idlewild, south of Meadowdale Lane. It is currently zoned Neighborhood 1-B, and the proposed rezoning request would take the property to an NC, Neighborhood Center, Conditional. The adopted Place Type, as you can see on the map, is for Neighborhood-1. You can see the other three corners of this intersection are recommended for Neighborhood Center Place Type. The proposal is for a vehicle fueling facility with four pump islands and a principle building that would include commercial kitchen and a retail space. Access would be provided through both W.T. Harris, as well as Idlewild, as generally depicted there on the site plan. There will be a dedication of 53 feet of right-of-way from the centerline of W.T. Harris, and a 52-foot right-of-way from the centerline of Idlewild Road. There will also be a two-foot sidewalk utility easement behind the sidewalk there. A 12-foot multi-use path will be constructed along East W.T. Harris Boulevard. You can see that with that thick red line there. An eight-foot planting strip and six-foot sidewalk will be constructed along the frontage on Idlewild. Then architectural landscape standards that are being proposed are a 25-foot Class B landscape yard that's provided along the eastern property boundary where it abuts that Neighborhood-1 Place Type. Then, also, they have prohibited building materials, which would include vinyl siding and unfinished concrete blocks, and also all the rooftop mechanical units, if used, would be screened from view.

As mentioned, staff does not recommend the petition in its current form. We are still working through some of the constraints on the site. There are some utility easements. The site size itself does pose some challenges that we're continuing to work through to see if the gas station that's being proposed, which is permitted in the NC zoning District, can meet all the prescribed conditions that are intended to improve the design for these types of uses, but again, we'll continue to work through the project with the petitioner, with our partners in C-DOT (Charlotte Department of Transportation) and others, just to again continue that evaluation as it goes through the process prior to Zoning Committee. So, with that, we will turn it over to the petitioner and take any questions that you might have following their presentation. Thank you.

Harold Jordan, 4919 Albemarle Road, Suite 204 said well, good evening, everyone, City Council, as well as the neighbors and the staff. With our particular project, my client, and this gas station, will provide a service to the community. As of right now on W.T. Harris in this corridor the closest gas station is across the street, but we have a

median in the middle of the road. So, with this gas station being provided, we're going to be able to cut down the amount of people that are doing U-turns, leaving the gas station to be able to service the community on the side that our gas station is on. We do have a couple of issues that we're still working out with staff, as far as the landscaping of the lot, but we have already provided those particular corrections, but we just didn't make the deadline for when it had to be submitted for the comments that we received from C-DOT. As of right now, the gas station will only have four pumps there. Our site is actually designed to be able to allow for five truck egress as well as leaving. We are, as they just said, providing the 35-foot right-of-way, as well as the 12-foot special use on W.T. Harris side, just to keep it plain, short and simple. This site, from my understanding, is still part of the 2024, from what we rezoned on our lot for the usage in that area.

Councilmember Molina said I want to start by, first of all, thank you for coming tonight. I've not met you in person yet, but I'm the Council member for the District. So, the reason why I made the comment on the public park is because that public park, with nearly 28 acres of space, is 0.4 miles up the street. So, let me start with some general information, and it pains me to say this, but I live across the street, and I never heard anything. I didn't even get a postcard. I know what the Z means, so I already started researching it, and I was actual told that I live too far away to get a postcard, and I've lived there for 16 years. So, I want to make sure that I bring that up. So, I actually have to say that I agree with staff's assessment that it's just not where it needs to be. It's inconsistent with the current policy for the 2040 Map, because of the Neighborhood-1 Place Type. It's currently zoned Neighborhood-1B, indicating that there's a large residential area, which it is, it's highly residential. I'm only making the comment. This isn't an exchange.

Mr. Jordan said I mean, I'm familiar with the area. I grew up in the area.

Mayor Pro Tem Anderson said so, sir, just so you're aware, you can't make a comment unless a Council member specifically asks you a question.

Mr. Jordan said oh, okay, I'm sorry, okay, got you.

Ms. Molina said so, you guys have gotten my information about this, so I'll make sure I read it out loud. Mecklenburg County is investing in a 27-acre park. The corridor already has multiple fueling convenience operations, and advancing additional fuel uses, because the challenge isn't there being a community use, it's the fuel uses. The fuel and convenience operations where you're continuing to feed people at gas stations is the biggest problem, where it's already a very highly residential area, this is implying that the person who leaves the 27-acre park with their family to go for a walk, there are no restaurants and there's only two grocery stores within a five to 10-mile radius. So, the only place you take your kid to get some water or something to eat is a gas station that has got a food component to it. That's what the CD is. So, NC(CD), the CD allows the gas station to be able to prepare and sell food on the inside. That's the second portion of it.

So, let me just go down, because this is a very long set of notes. So, I know that the UDO Team is actively reviewing auto-oriented uses in centers, and this would be a Neighborhood Center Place Type, but I think this particular gas station, it's premature. Again, it doesn't align with what I feel like planning should be for this particular area. I mean, I think it's almost an oxymoron to say that you're going to give a 27-acre park and two gas stations within less than a mile radius, we're talking like 0.9, and there's another gas station too, like literally actually it's 0.4 on the other side right beside the Walmart. So, no matter what the outcome of the upcoming election is, I'm sending ya'll information to keep that on your radar, but this one in particular, I absolutely don't see where we could meet the standards of this being a neighborhood-oriented opportunity.

Again, in my mind, when I see anything that comes to the Council, it's an exception. The previous Councils worked on a 2040 Plan, that was anticipatory of the growth that we would have. So, when we have a petition, that petition, it intends to make a good

argument that what we've already planned is wrong, and you have an exception to that rule. So, it's already zoned Neighborhood-1B, that's what it's zoned. So, that says that you would like for there to be an exception, and when we raise our hands, we're making an exception to that rule. So, implying that it's consistent, it's not consistent with the 2040 Plan, and I don't feel comfortable with just three people having been there with a very, very, very large residential area saying that this exception meets that due diligence. So, I will not be supporting this petition, and I want to make sure that I'm clear about that.

Councilmember Ajmera said my question is for staff. I know this site is unique in a way there are utility easements and other restrictions. What changes would be required to get the staff support?

Mr. Pettine said I don't know if I'd be able to go on and explain what exactly it would take to get staff support, because there's a lot of factors that going into it outside of just the site design. As Councilmember Molina alluded to, we are looking at an inconsistent petition, so we have to weigh those factors in, contextual factors. There are some ordinance things that they could do with trying to get us some clarity on some of the screenings. Again, how they're going to deal with that utility easement, some of the access points that we have asked some questions about, but as far as saying what exactly needs to be done and provide a list of what it would take to get staff support, I wouldn't be in a position right now to be able to communicate that, because again, there's a lot of other factors than just the site plan that goes into it, and some of the things that, once we see that revised site plan, then we'll go back and start to do that full evaluation again prior to Zoning Committee in a few weeks. So, again, not really sure I can provide that in a good list form for you.

Ms. Ajmera said thank you, Mr. Pettine. So, for Mr. Jordan, you mentioned that you had missed the deadline to submit the revised site plan. So, what's the difference between the plan that you submitted that's in front of us versus the revised site plan?

Mr. Jordan said it was a couple of items that needed to just be cleared up, so they can be legible and be readable. It was a bunch of real minor things, just making sure that we're showing the 12-foot special use passageway. It wasn't anything really major, and then calling out the centerline or the right-of-way from Idlewild Road as well as East W.T. Harris.

Ms. Ajmera said okay. I'm looking at notes here from staff in terms of outstanding issues prior to public hearing, transportation and site and building design. Have they been addressed, Mr. Pettine?

Mr. Pettine said again, we will get those on the revised plan.

Ms. Ajmera said on revised plan.

Mr. Pettine said yes. We can't accept plans four weeks before the hearing, so they may have made some changes that they'll submit to us. The deadline for that will be this Thursday. We'll take a look at that, and then again, even if there are things that identify and address some of those outstanding issues, there's the whole policy side of things that we still have to go through with that analysis.

Ms. Ajmera said and Mr. Jordan, I know there are three people that attended. I agree with Councilmember Molina, that's very low attendance. What's been their feedback? Have you seen or have you heard any opposition to this?

Mr. Jordan said well, one main thing, one neighbor asked for us to be able to provide a wood fence. It's our neighbor, that's the Jehovah's Witness that owns a lot of the land behind us, but then one person raised the concern that if ya'll have a wood fence, that might give the kids an opportunity to hide behind the fence, eating, throwing trash, but our client, they clean up their property daily and actually have a cleaning crew that

comes out weekly to keep the property clean and everything. Then, we do have security cameras throughout the facility as well as the exterior.

Ms. Ajmera said well, I look forward to reviewing staff's comments on the revised site plan, and I'll continue to work with District Councilmember Molina on this. That's all I have. Thank you.

Councilmember Driggs said I just want to say I've discussed this with Councilmember Molina, and I think she is doing her duty as the District Rep looking after the interests. I agree with her analysis, and particularly if you don't have staff support, I just have to caution you, the path from here to an approval is bumpy, and I hope that before this comes up for a vote you will satisfy yourself as to the likely outcome of that vote, and not set yourself up for disappointment, because it's not in a good place right now. Thank you.

Motion was made by Councilmember Ajmera, seconded by Councilmember Graham, and carried unanimously to close the public hearing.

ITEM NO. 23: HEARING ON PETITION NO. 2024-113 BY 410SG PARTNERS, LLC FOR A CHANGE IN ZONING FOR APPROXIMATELY 1.0 ACRE LOCATED AT THE SOUTHWEST INTERSECTION OF SOUTH GARDNER AVE AND CHAMBERLAIN AVE, AND NORTH OF STATE STREET FROM ML-2 (MANUFACTURING AND LOGISTICS 2) TO IMU (INNOVATION MIXED-USE).

Mayor Pro Tem Anderson declared the hearing open.

Joe Magnum, Planning, Design & Development said this site is right at an acre. It's located at the intersection of South Gardner Avenue and Chamberlain Avenue, adjacent to the Savona Mill project that has seen a lot of redevelopments and mix of uses. Current zoning is ML-2, with a proposed zoning of IMU. The 2040 Policy Map recommends the Innovation Mixed-Use Place Type. Staff recommends approval of the petition. The IMU District permits a variety of uses that are in keeping with the character of the area, which is rapidly diversifying from heavy industrial to a mix of light industry, office, retail, restaurant, and residential development. The petition is consistent with recent rezonings in the vicinity that include both adaptive reuse of existing structures, as well as new mixed-use developments while utilizing UDO design standards that are pedestrian oriented. I will turn it over to the petitioner and be happy to take questions.

Greg Pappanastos, 1800 Camden Road, Suite 107-230 said thank you, Madam Mayor Pro Tem, members of Council and staff and the Committee. Thanks for having me tonight. I'll be very brief. This might be the most straightforward thing I've ever done. So, I'm here to take questions if you have any. This is a one-acre site, as staff mentioned, 10,000 square foot building. The improvements to the shell have almost been completed. We're about 95 percent of the way there. So, we're bringing this rezoning into kind of the modern day. This was a heavy industrial site at one point in time, 30 acres. We own the entire site and have kept this property and another property across the street from it, which is currently zoned under the master rezoning, MUDD, Conditional. We're looking to do things in this building that complement the neighborhood, retail, office, studio space, food and beverage.

Motion was made by Councilmember Graham, seconded by Councilmember Peacock, and carried unanimously to close the public hearing.
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ITEM NO. 24: HEARING ON PETITION NO. 2025-033 BY BRI 1882 INNOVATION PARK DEVELOPMENT LLC FOR A CHANGE IN ZONING FOR APPROXIMATELY 40.13 ACRES LOCATED ON THE NORTHEAST SIDE OF IMB DRIVE, SOUTH OF W W.T. HARRIS BOULEVARD, AND WEST OF VINOY BOULEVARD FROM RE-3 (RESEARCH) AND RC (RESEARCH CAMPUS) TO N2-A(CD) (NEIGHBORHOOD 2-A, CONDITIONAL).

Mayor Pro Tem Anderson declared the hearing open.

Holly Cramer, Planning, Design & Development said this site is just over 40 acres along IBM Drive, south of W.T. Harris, just west of a lot of the University City area development. The site is in an area with institutional, office, commercial, and some residential uses, though, much of the area within the rezoning site itself is currently used as surface parking. The property is zoned RE-3 and Research Campus, and they are proposing to go to Neighborhood-2A, Conditional, which is inconsistent with the Policy Map's recommendation for Campus and the Community Activity Center Place Types at this site. The proposal itself is for up to 260 townhome-style units, buildings would have no more than six units, and a 12-foot multi-use path would be built along the site's IBM Drive frontage. Petitioner details a commitment to three amenities, such as a clubhouse, butterfly garden, dog park or [INAUDIBLE], among other options. They also have preferred open space standards that exceed ordinance requirements and ensure amenitized and accessible open space areas for all residents. An area of the site would be dedicated and conveyed to the County or may have an easement over the hundred-foot swim or floodplain buffer to the Doby Creek tributary. They also have preferred architectural and design standards.

Staff recommends approval of this petition upon resolution of outstanding issues related to site design. The project is adjacent to both the Community Activity Center and Campus Place Types that offer potential access to a range of goods, employment opportunities, healthcare and essential services. Adding residential uses at this location will enhance the area's mixed-use character and intent, and the area meets several of the variables that we look for when we're considering a Place Type change to Neighborhood-2, such as preferred minimum acreage, preferred Place Type adjacencies, proximity to an activity center, access to transit, and frontage along an arterial, and I'll take questions following the petitioner's comments.

Collin Brown, 1420 East 7th Street, Suite 100 said thank you Mayor Pro Tem, Council members, Zoning Committee members. Collin Brown on behalf of the petitioner, Taylor Morrison. As Holly mentioned, what's interesting about this is this is part of Innovation Park, which as most of you know in University City was a major employer, had a large footprint, office buildings, and has kind of struggled as work has changed. So, Innovation Park owns this. They own the land that we're operating on. They've kind of selected our petitioner. So, they're very much trying to revitalize this development. They've come in, they've got some restaurants, some coffee shops, and they're trying to invigorate. So, if you can see here, I don't know if you can see, most of the area that we're talking about are empty surface parking lots. So, there are asphalt parking lots that have been sitting out there for years and not used, and so Innovation Park, again, wants to revitalize this. They've got Elevation Church out there. They've brought in some residential. So, they partnered with Taylor Morrison to come in and propose the proposal that you're hearing about tonight, which is to come in and bring in townhome-style units. As we talked about, there is a lot of multi-family in University City area. Taylor Morrison does both for sale and for rent. This is initially targeted to be their rental. So, this is for folks that maybe are moving out of a single-family home. They don't want to be in a small apartment. They've got pets, they've got kids. They want a little space. We think it's a great location for it.

Here, I know it's a little hard to see, you can't quite see, but I've got a half a mile ring. Within half a mile, you can walk to retail nodes, you can walk to all of Innovation Park, you can walk to elementary school, middle school and high school. So, folks that have students that want to go, that's a great place to live. Educators looking for a home, it gives them a different product type. We think it's a great addition.

I think you'll see, we had no attendees at our official community meeting, but we have been meeting on several occasions with the District Four Coalition, which is great to have kind of a clearing house up there. I think Innovation Park is working directly with University City Partners on this. So, hopefully, when we're back to see you next month, we've kind of got a bow on it and have support wrapped up. I did want to mention, because we do talk about all the time, Councilmember Johnson, I mentioned we got three schools in walking distance, two of those schools are under capacity at 74 percent. The high school is over capacity. CMS (Charlotte Mecklenburg Schools) has noted that it's still within their Flex Zone, but we actually think that the school site is a real amenity to this site for folks working at the schools, and then that's just a great campus to walk to. Happy to take questions.

Councilmember Johnson said thank you, Mr. Brown, for the presentation, and we can talk offline. I don't have any questions tonight. Thank you.

Motion was made by Councilmember Johnson, seconded by Councilmember Mitchell, and carried unanimously to close the public hearing.

ITEM NO. 25: HEARING ON PETITION NO. 2025-041, BY CONCORD CHARLOTTE UPTOWN, LLC FOR A CHANGE IN ZONING FOR APPROXIMATELY 0.42 ACRES LOCATED ON THE EAST CORNER OF EAST 8TH STREET AND NORTH COLLEGE STREET, AND WEST OF EAST 9TH STREET FROM UMUD(O) (UPTOWN MIXED-USE DISTRICT, OPTIONAL) TO UMUD(O) SPA (UPTOWN MIXED-USE DISTRICT, OPTIONAL, SITE PLAN AMENDMENT).

Mayor Pro Tem Anderson declared the hearing open.

Holly Cramer, Planning, Design & Development said this site is just under half an acre in Uptown along North College and East 8th Street. It's currently developed with a Homewood Suites Hotel. This is a request for a Site Plan Amendment to the existing Uptown Mixed-Use District, optional plans from Petition 2010-065, which allowed for a multi-use project that included hotel uses, just as a portion of the plan. The Site Plan Amendment is consistent with the Policy Map's recommendation for the Regional Activity Center Place Type, which is across all of Uptown. This Site Plan Amendment just requests one note, and that is just to add an optional provision to eliminate the parking requirement for the existing hotel use.

Staff recommends approval of the petition upon resolution of a minor technical revision. The site is being located in Uptown, and within the Regional Activity Center Place Type, and generally accessible to transit. It's in an area where we want to be less reliant on personal auto usage, and this amendment does not alter the number of onsite parking spaces developed under the previously approved plan, and I'll take questions following petitioner comments.

Collin Brown, 1420 East 7th Street, Suite 100 said I'll try to summarize this very simply. This is a hotel that exists Uptown. New hotels built under our UDO are not required to have parking. Because this was built under the old ordinance, they're required to have parking, which means they lease parking offsite that no one uses. That doesn't make sense and puts them at a competitive disadvantage, so they would like to play by the same rules. They may still provide parking, and they will, but they would like to be kind of held to the same standard. So, this will bring them in line with new hotels that are developed under the UDO.

Mayor Pro Tem Anderson said thank you, and Mr. Brown and I have discussed this particular petition.

Motion was made by Councilmember Peacock, seconded by Councilmember Mayfield, and carried unanimously to close the public hearing.

ITEM NO. 26: HEARING ON PETITION NO. 2025-051 BY BOW & ARROW PROPERTIES LLC FOR A CHANGE IN ZONING FOR APPROXIMATELY 0.33 ACRES LOCATED ON THE EAST SIDE OF PARSON STREET, NORTH OF PARKWOOD AVENUE, AND SOUTH OF GRACE STREET FROM N1-C (NEIGHBORHOOD 1-C) TO N1-D (NEIGHBORHOOD 1-D).

Mayor Pro Tem Anderson declared the hearing open.

Holly Cramer, Planning, Design & Development said this site is approximately a third of an acre located along Parson Street, north of Parkwood Avenue, near the vicinity of The Plaza, near Plaza Midwood Historic District, in an area where we have predominately residential zoning, but as well as a lot of commercial zoning, commercial entitlements and development along The Plaza just east of the site. It's currently zoned Neighborhood 1-C, and they are proposing to go to Neighborhood 1-D, which is consistent with the Policy Map's recommendation for the Neighborhood-1 Place Type at this site. This is a conventional petition with no associated site plan. Staff does recommend approval of this petition. It's situated among lots with typical lot dimensions that are approximately 50 feet in width for most of the adjacent properties, and the lot areas in the direct vicinity typically range from 7,000 to 8,000 square feet. So, just for reference, this site has a lot width rather than 50 as most of its neighbors, a lot width of 85 feet, and a lot area just under 15,000 square feet. So, those are significantly larger dimensions than we're seeing in the neighboring properties. The N-1C and N-1D Zoning Districts allow for the same single-family residential uses. Really, the only difference is limited to dimensional standards such as the lot width. The minimum lot width in N-1D is 40 feet, as opposed to 50 feet in the N-1C District. So, it'll allow for slightly more flexibility in those dimensional standards, but would maintain the same single-family intent, as well as the allowed uses that currently exist under the N-1C Zoning, and I'll take questions following petitioner comments.

Warren Lettsome, 14925 Northgreen Drive, Huntersville said I'll be very brief, but just wanted to make myself available for questions, but thank you to the Council for taking the time to hear our petition today. This project is pretty straightforward. We intend to build two single-family units on what is currently a one large lot area, and so that's really the only difference, and why we've asked for the zoning change.

Mayor Pro Tem Anderson said I see you had three individuals at the community meeting. Were they individuals from the Villa Heights community, and did they raise any concerns?

Mr. Lettsome said there were not a lot of questions at the community meeting. We had a couple people reach out before the meeting. They called us and we spoke to them individually, but really the concerns that came up were, "Are you going to have single-family dwellings versus multi-family." We also had a question about, "What about the trees on the property?" There are quite a few mature trees. The fortunate part, and part of why we're going for the variance is, the trees are mostly around the perimeter of the lot. So, we would be able to build two single-family homes, and still maintain almost all of the trees that are currently on the lot. So, that's very attractive as well, because it fits in with the character of the neighborhood, and we view it also as, not just environmentally friendly, but a selling point, because most new homes they come down, they flatten everything on the lot, and then they put up a house, and you lose those mature trees. So, we are definitely going to do everything we can to keep almost all of the mature trees on the lot, because they're around the perimeter.

Councilmember Johnson said I just want to understand. So, you would be demolishing one single-family home and building two in its place?

Mr. Lettsome said there's actually nothing on this lot today, it's an empty lot.

Ms. Johnson said okay, thank you.

Councilmember Mayfield said I just want to commend you for the idea and the commitment of protecting the mature trees, because you are correct, that could be a selling point having a new home in a developed community that has established tree canopy. So, thank you for taking into consideration the aspect of our sustainability and green building.

Mr. Lettsome said you're welcome. Thank you.

Motion was made by Councilmember Mayfield, seconded by Councilmember Peacock, and carried unanimously to close the public hearing.

ITEM NO. 28: HEARING ON PETITION NO. 2025-064, BY THE RAPALO GROUP, LLC FOR A CHANGE IN ZONING FOR APPROXIMATELY 0.17 ACRES LOCATED ON THE WEST SIDE OF HIGHLAND STREET, NORTH OF WILKINSON BOULEVARD, AND SOUTH OF GREENLAND AVENUE FROM CG (GENERAL COMMERCIAL) TO N1-C (NEIGHBORHOOD 1-C).

Mayor Pro Tem Anderson declared the hearing open.

Joe Magnum, Planning, Design & Development said this site is about one-fifth of an acre located on the west side of Highland Street, north of Wilkinson Boulevard, and south of Greenland Avenue. The site is currently vacant and is zoned CG, with the proposed zoning of N-1C. The 2040 Policy Map recommends the Community Activity Center Place Type. This is a conventional petition. Staff recommends approval. It is inconsistent with the Policy Map recommendation for CAC Place Type. However, this portion of the Ashley Park neighborhood has long been established with single-family homes with goods and services accessible along the Wilkinson Boulevard corridor. The N-1C Zoning District allows the same single-family residential uses as are currently present on the majority of the lot surrounding the site, and the N-1C Zoning is more consistent with the character of the area than the current General Commercial Zoning designation, and with no speaker, I will take any questions.

Councilmember Mayfield said help me understand, if we already know that the petition is inconsistent, but staff is recommending approval, and the Manager and I had this conversation when we had our meeting and we actually drove around, the impact of the opportunity for staff to actually drive through some of the neighborhoods versus just looking at the map. This is, as was mentioned, an area that has seen tremendous growth with a number of multi-family units all along Wilkinson Boulevard. There's one small building right off of Greenland that actually provides an amenity. Walmart is not in walking distance to get to the community, and we have very little office space left, especially over in this area. So, if this is General Commercial, help me understand how staff sees that this is an opportunity to grow the Neighborhood-1.

Mr. Mangum said so, I think, just from one point, the scale is one-fifth of an acre. The Place Type is right on the edge of the Policy Map change from CAC, which kind of runs along the Wilkinson Boulevard corridor to the N-1 Place Type to the north, and actually across Highland Street there's N-1 Place Type that goes another two lots kind of beyond that closer to Wilkinson. So, I think just looking at the general context, the immediate adjacency to the north to the N-1 Place Type is the reason that we would support this petition.

Motion was made by Councilmember Mayfield, seconded by Councilmember Graham, and carried unanimously to close the public hearing.

pti:pk

ITEM NO. 29: HEARING ON PETITION NO. 2025-066 BY DREAMKEY PARTNERS FOR A CHANGE IN ZONING FOR APPROXIMATELY 2.27 ACRES LOCATED ON THE NORTHEAST CORNER OF SAMUEL STREET AND NEWLAND ROAD, AND WEST OF STATESVILLE AVENUE FROM UR-2(CD) (URBAN RESIDENTIAL-2, CONDITIONAL) TO N2-B (NEIGHBORHOOD 2-B).

Mayor Pro Tem Anderson declared the hearing open.

Joe Magnum, Planning, Design & Development said this site is about 2.27 acres located on the north side of Samuel Street and east side of Newland Road. It is currently vacant. It is surrounded by multi-family as well as Institutional uses. Current zoning is UR-2, Conditional, with the proposed zoning of N-2B, Conventional. The 2040 Policy Map recommends the Neighborhood-2 Place Type. Staff recommends approval of this petition. It is consistent with the N-2 Place Type recommendation. The site is actually entitled for 80 multi-family stacked residential units under UR-2(CD), that was rezoned in 2013. So, it would essentially allow similar uses conventionally in place of the current conditional zoning, but there is a mix of uses along Statesville Avenue, an Activity Center walkable to the site, and be happy to answer questions following comments from the petitioner.

Bridget Grant, 100 North Tryon Street, Suite 4700 said good evening, members of Council, Mayor Pro Tem, members of the Zoning Committee. My name is Bridget Grant, and I'm a Land Use Consultant with Moore & Van Allen. It's a pleasure to be here tonight with Fred Dodson with DreamKey. As Joe mentioned, this is really in some ways a technical cleanup. A portion of the site was already developed under UR-2. We'd like to change this particular piece to N-2B to be consistent with a vacant parcel that's adjacent, so it can be developed in a unified manner. So, you can see from the map the portion highlighted in yellow is what we'd like to change to N-2B, and you can see that vacant existing N-2B site adjacent to it. So, it's really for the purpose of consistency, and with that we're happy to answer any questions.

Motion was made by Councilmember Mayfield, seconded by Councilmember Driggs, and carried unanimously to close the public hearing.

ITEM NO. 30: HEARING ON PETITION NO. 2025-068, BY PK819, LLC FOR A CHANGE IN ZONING FOR APPROXIMATELY 1.70 ACRES LOCATED ON THE SOUTHEAST CORNER OF NORTH MCDOWELL STREET AND EAST 17TH STREET, WEST OF SEIGLE AVENUE, AND SOUTH OF EAST 18TH STREET FROM UR-2(CD) (URBAN RESIDENTIAL, CONDITIONAL) TO N1-C (NEIGHBORHOOD 1-C).

Mayor Pro Tem Anderson declared the hearing open.

Holly Cramer, Planning, Design & Development said this site is just under two acres along North McDowell and East 17th Street, generally in the Belmont neighborhood, close to the Blue Line and a range of retail and mixed-use development but directly situated among single-family residential. It is currently zoned Urban Residential, Conditional, and they are proposing to go to Neighborhood-1C, which would be consistent with the Policy Map's recommendation for Neighborhood-1 at this site, as well as the surrounding parcels. This is a conventional petition, but as you will see maybe on the zoning map, most of the properties that it is directly surrounded by are zoned Neighborhood-1C, so this would really just bring it into consistency with what is surrounding it. That previous UR-2 plan was for five single-family attached units along the lot, and they're just looking to do something that would have entitlements similar to what's already on the ground there. It does have close proximity to, of course, the Blue

Line, as well as Sugar Creek Greenway, and other transit opportunities, as well as retail in the area. We don't have any outstanding issues with this petition. I'll take questions.

Motion was made by Councilmember Mayfield, and seconded by Councilmember Anderson, to close the public hearing.

Councilmember Johnson said I just wanted to ask staff why this one was being presented as conventional versus conditional?

Ms. Cramer said they're requesting Neighborhood-1C, and that is consistent with the Policy Map's recommendation for Neighborhood-1. That also matches the entitlements of everything surrounding it. So, it's compatible with what's already in the entitlements of really the entire block that it's situated in. So, because it would create a consistent development pattern, we felt that it was appropriate that it could proceed conventionally.

Ms. Johnson said okay, thank you.

The vote was taken on the motion and recorded as unanimous.

ITEM NO. 31: HEARING ON PETITION NO. 2025-069, BY NORTHWOOD RAVIN FOR A CHANGE IN ZONING FOR APPROXIMATELY 36.80 ACRES LOCATED NORTH OF SCALEYBARK ROAD, EAST OF SOUTH BOULEVARD, AND ALONG EITHER SIDE OF SLOAN STREET, WEONA AVENUE, AND HOLLIS ROAD FROM TOD-MO (TRANSIT ORIENTED DEVELOPMENT-MIXED-USE, OPTIONAL) AND TOD-RO (TRANSIT ORIENTED DEVELOPMENT-RESIDENTIAL, OPTIONAL) TO TOD-MO SPA (TRANSIT ORIENTED DEVELOPMENT-MIXED-USE, OPTIONAL, SITE PLAN AMENDMENT) AND TOD-RO SPA (TRANSIT ORIENTED DEVELOPMENT-RESIDENTIAL, OPTIONAL, SITE PLAN AMENDMENT)

Mayor Pro Tem Anderson declared the hearing open.

Holly Cramer, Planning, Design & Development said located near the Scaleybark Station, this nearly 40-acre site is requesting a site plan amendment, and I will just call out here, so the mapping is going to be for a really large area. I think on the maps that you'll see for Zoning Committee and moving forward when it comes back to you for a decision, it's going to be limited just to parcel L, which we'll highlight here shortly, which is just a small portion of the site, but I'll get into it. Current zoning is a range of two different TOD Districts, and they're just looking to do a site plan amendment to it, and that is consistent with the Policy Map's recommendation for an Activity Center across the site. There's a Neighborhood-2 Place Type also recommended for the site, but it's not for the portion that the site plan amendment would be applicable for. The site plan amendment proposal request is for specifically, just realistically, one note that's requesting to reduce the minimum square footage of a retail building to 12,000 square feet, down from 25,000 square feet, and this is just going to apply to parcel L. So, again, we'll have mapping updated to just limit the rezoning site to that area, as they have submitted a Change Form Request as part of their rezoning documents, but appearing before you tonight is the entire site that originally went through the rezoning.

Staff does recommend approval of this petition. We have no outstanding issues. We believe that this change is fairly minor and maintains the intent of the original request, and generally, Community Activity Center Place Types encourages retail uses like these and doesn't specify specific square footages. So, we think this is appropriate and consistent with our policy guidance, and I'll take questions following petitioner comments.

Collin Brown, 1420 East 7th Street, Suite 100 said Collin Brown on behalf of the petitioner, thank you. To simplify and take away some of the mystery, the TOD Zoning

District requires a lot of transparency. That is very difficult for grocery stores. When this petition was approved 15 years ago, there was a provision written in, essentially for grocery stores, as long as they were above 25,000 square feet they could have relaxed standards. Fifteen years later, a grocery store wants to come, but it is a smaller grocery store, and since it's less than 25,000 square feet we don't meet the note, so we'd like to modify the note to accommodate a smaller grocery store. Had a huge turn out from the neighborhood, because they saw a 40-acre site. Once we explained what they were doing, I think everyone's pretty happy, and so, as Holly said, we're going to bring that down to just this parcel. So, I think this makes a lot of sense and has a lot of support.

Mayor Pro Tem Anderson said absolutely, and I'll just start it off by saying, Mr. Brown and I have been speaking about this for quite some time. It is, as mentioned, just to impact a small part of this overall parcel, and it will be a great amenity to the neighbors. We've seen an increased densification around this particular area, so neighbors would potentially have the opportunity to walk to a grocery store, as well as ride the Light Rail, and get off, go to the grocery store, and get back on to public transportation. So, overall, it would be a great benefit to this particular part of my District.

Councilmember Peacock said Mr. Brown, I believe it was 2021 that Charlotte lost another great restaurant site, Zack's Hamburgers. Is it just right across the street? Are there any possibility that with our Mayor Pro Tem's good comments about a grocery store, that we could bring them back, or is that in the works?

Mr. Brown said the Northwood Raven folks would be happy to talk with you guys about retailers at the site. I can't open my lips on the potential grocer, but we hope there's a lot of excitement for it.

Mr. Peacock said that's it.

Motion was made by Councilmember Mayfield, and seconded by Councilmember Driggs, to close the public hearing.

Mayor Pro Tem Anderson said I will say that this particular site does have opportunity for growth, so additional conversations can be had.

The vote was taken on the motion and recorded as unanimous.

ITEM NO. 32: HEARING ON PETITION NO. 2025-071, BY HARRIS INVESTMENT COMPANY #1, LLC FOR A CHANGE IN ZONING FOR APPROXIMATELY 1.53 ACRES LOCATED NORTH OF CARNEGIE BOULEVARD, EAST OF COCA-COLA PLAZA, AND SOUTH OF REXFORD ROAD FROM O-15(CD) (NEIGHBORHOOD 1-B) TO RAC(CD) (NEIGHBORHOOD CENTER, CONDITIONAL).

Mayor Pro Tem Anderson declared the hearing open.

Holly Cramer, Planning, Design & Development said this site is about 1.5 acres in the SouthPark area, just north of Carnegie Boulevard, west of Sharon Road, and east of Barclay Downs Road there. They are currently zoned a Legacy Ordinance District, that old O-15 District, and it was a Conditional plan, and they're requesting to go to Regional Activity Center, Conditional, which would bring it into consistency with the recommendation here from the Policy Map for Regional Activity Center. The proposal itself is for a mixed-use development, so it would have up to 68,000 square feet of office uses, 6,000 square feet of financial institution uses, and 6,000 square feet of restaurant retail uses, with accessory uses as permitted in the RAC Zoning District. They would also note that 80 percent of the building's ground floor frontage along Carnegie Boulevard would be activated with non-residential uses. Provides those pedestrian enhancements along Carnegie Boulevard, and identifies open space areas that would exceed minimum UDO requirements and be fully amenitized. Access would be off

Carnegie Boulevard. That portion in blue at the rear would be their proposed deck envelope, and then they have the building envelope oriented off of Carnegie Boulevard.

Staff does recommend approval of this petition upon resolution of those outstanding issues. Generally, it would take this site away from a Conditional plan that's limited to just office uses, and allow for a greater mix of uses that's more compatible and in better alignment with the Regional Activity Center Zoning District, as well as its corresponding Place Type. It also has those conditions to activate that ground floor frontage along Carnegie Boulevard, and enhance the pedestrian experience that also speak to the intent of the Regional Activity Center Place Type, as well as the 10-minute neighborhoods, and I'll take any questions following petitioner comments.

Collin Brown, 1420 East 7th Street, Suite 100 said hello again. For the record, Collin Brown on behalf of the petitioner. Happy to have the opportunity to work with Johnny Harris and his team on this development. The Harris family, as you know, is very involved in SouthPark and it's neat to kind of think they developed these buildings as first generation, and now to see them as second generation. This is what I call the Town Bank building. It's got a decorative pond out front. Real opportunity here for Town Bank to kind of have a bigger footprint in Charlotte, and so, this zoning will give us the opportunity to construct a signature building on the site. Happy to say that it has staff's support. I know that Councilmember Peacock has received letters of support from the SouthPark area neighbors, as well as SouthPark Partners. So, we'll be working with staff for the next month to tie up those outstanding issues, and hope to see you next month.

Motion was made by Councilmember Driggs, seconded by Councilmember Mayfield, and carried unanimously to close the public hearing.

ITEM NO. 33: HEARING ON PETITION NO. 2025-073, BY WHITE LODGING FOR A CHANGE IN ZONING FOR APPROXIMATELY 0.68 ACRE LOCATED AT THE NORTHERN CORNER OF THE INTERSECTION OF SOUTH TRYON STREET AND BLAND STREET FROM TOD-UC (TRANSIT ORIENTED DEVELOPMENT - URBAN CENTER) TO TOD-UC(EX) (TRANSIT ORIENTED DEVELOPMENT - URBAN CENTER, EXCEPTION).

Mayor Pro Tem Anderson declared the hearing open.

Joe Magnum, Planning, Design & Development said this site is about two-thirds of an acre located east of West Bland Street and west of North Tryon Street. It is currently vacant in kind of the heart of the South End District. Current zoning is TOD-UC, with a proposed zoning of TOD-UC(EX), that is Exception District. It allows for quantitative requests that would be balanced by community benefits to be offered by the petitioner. The 2040 Policy Map recommends the Regional Activity Center Place Type. Proposal would allow for all uses permitted in the TOD-UC District. It has accessible recess parking space along the sites West Bland Street frontage, upgrades the alley and sidewalk connection along the northwest property boundary, dedicates a sidewalk utility easement to the back of the sidewalk. Requests the following EX, or Exception provisions, to allow the future right-of-way to terminate at the future back of curb. An eight-foot amenity zone and eight-foot sidewalk would be included within sidewalk utility easement, to allow a two-foot encroachment into the 20-foot setback, for an 18-foot setback on South Tryon Street and West Bland Street, to allow for a below-grade parking structure and underground vault within two feet of the future right-of-way at back of curb, and to allow an enlarged curb cut and driveway along Bland Street for ingress and egress of vehicles for pedestrian drop off. Petitioner offers the following community benefits as justification for the EX request. In the sustainability category, commits to building design and meets or exceeds lead silver standards, that is leadership in energy and environmental design of building standards. From the City improvement category,

provides an enhanced pedestrian drop-off area with decorative pavers along West Bland Street.

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design. I specifically wanted to highlight an outstanding issue that staff is requesting the petitioner work with C-DOT for an offsite transportation improvement that would enhance the streetscape in the surrounding area. Petition is consistent with the Policy Map recommendation for the Regional Activity Center Place Type. As I mentioned, Exception Zoning District allows for altering or modifying certain quantitative zoning standards, and street cross section standards for proposed development, in exchange for a commitment to public benefits to accommodate unique zoning scenarios. Petition would maintain the site's existing TOD-UC Zoning, while providing flexibility regarding four specific development standards. The petition offers community benefits in the form of lead building standards and an enhanced pedestrian drop-off area. The petition would facilitate development of a site that has remained vacant, while many surrounding properties have redeveloped in recent years, and I will turn it over to the petitioner, and take questions following their presentation.

Collin Brown, 1420 East 7th Street, Suite 100 said Mayor Pro Tem, Collin Brown on behalf of the petitioner, White Lodging. We're moving at record pace tonight, and I hate to slow it down, but I do want to tell you all a couple things about this. So, White Lodging is known for their great development of Urban Hotels and big cities. They developed the J.W. Marriott downtown. They have a site in South End they would like to come to and bring a very cool project. We are challenged by some of the inflexibility of our UDO. Staff is working very hard. I think everyone gets it, but it's not very flexible. This is the look of the building that they would like to build. I think everybody sees it, we're like, wow, this is what we like to see in South End, a building really engaging the street. The problem is, we do need parking to serve the site. So, what White Lodging would like to do is, they would like to bury the parking underground and have underground parking. The problem is, our sites now in South End are really not large enough to do the big parking deck. So, like this, when we give 30 percent of the site to the public realm, there's not enough room under the footprint of what we own to have the parking structure. So, what we're requesting, and Joe explained it well is, underneath the street, we'd like to extend our parking under the sidewalk area, so that we've got enough room to park the cars, so that we don't have cars behind bars above ground. If this were not approved, you know what parking decks look like, we call it the cars behind bars, they'd have to put the parking above ground, not a good solution for anyone.

The very frustrating thing is, for White Lodging to do what everyone agrees would be a great idea, under our EX provisions, we've got to earn that. So, we've got to go out into these other community benefits, and luckily, White Lodging is great, and they're going to work with the City, and we're going to try and do that, but it does seem like we're punishing them for a design that everyone likes. So, staff has been working hard with us. We hope we continue to work hard. We had a community meeting, and the neighbors were like, "Yes, this is what we want." So, I did just want to share that with you. I think a lot of times our old MUDD-O, that ya'll heard a lot about, had a lot of flexibility. The EX has some handcuffs on it. So, we appreciate staff working with us. I think this will be a great one if we can have it done, so hope to have your support.

Councilmember Mayfield said question for staff. So, one, the idea of going underground for Mr. Brown and for your clients, I appreciate. Those of us that had the opportunity to visit Germany looked at a number of ways that they identify their development, and a lot of their construction went underground, and the commitment for lead development and the sustainability, because that is not an easy decision to make, and it's definitely a considerable improvement and investment in the community. For staff, help me understand the additional request, keeping in mind earlier when I asked, why are we the City making certain decisions on rezonings of petitions, but yet we have a project that seems to meet our sustainability goals, seems to meet design controls

that will benefit the urban area of South End. Help me understand the correlation of the expectations that we're having for this EX designation.

Mr. Mangum said so, the way the EX provisions are set up, there are quantitative standards that the petitioner can ask for changes or exceptions from those standards in exchange for providing community benefits, and that's the only way that they can go about getting that change. I think one thing that staff has a bit of concern about is, one of the exception provisions, which is allowing for an enlarged curb cut, is then also cited as a community benefit for pedestrian drop-off area, when we feel that that's actually detracting somewhat from the pedestrian experience, walking along Bland Street, and that's why we've asked, can you incorporate open space. The petitioner just can't accommodate that on their site, so that's why we're asking for an offsite improvement to improve the streetscape in the South End area somewhere.

Ms. Mayfield said do we have an instance where we asked a petitioner of a hotel to invest in an offsite infrastructure that's not directly connected to their project? Do we have that as an example or a precedent that has been set previously?

Mr. Mangum said I would kind of liken it to a traffic impact, where potentially you're having an impact on the area around you, and that's coming directly from a study, but this is just kind of how that EX provision functions. We've had a few of these, not a lot. So, I think the petitioner and staff are still working through how we navigate through EX provisions, but the way it's set up is asking for changes from the UDO standards, and in exchange for that, there are community benefits. So, we're working to kind of find that medium of where those are proportional and make sense for both parties.

Ms. Mayfield said Mr. Brown, to your understanding, is there possibly a different designation, other than EX, because from what I'm hearing, community benefits is the sustainability. So, I'm trying to figure out, if in the conversation between the District Representative as well as staff, if any other recommendations may have been provided.

Mr. Brown said yes. I mean, I think staff's working hard. I mean, they're reading what the UDO says, and I don't disagree with them, that's what it says. I'm just saying it's frustrating for development teams, and sometimes frankly their project is the community benefit. The community benefit is you're doing a better project. So, I think staff gets it. I mean, we've talked about it. So, I think we're working on it, and we're going to get there on this one. I wanted to give you an example, this is a tremendous project, and I think staff sees it too, and we're just hamstrung by the way the ordinance is written.

Ms. Mayfield said and what about the curb out piece, as far as the pedestrian, the challenge that we as staff have with that?

Mr. Brown said I'm happy to follow up. I think we think that's a better environment, and I'll show you that. I just don't want to have to pull it up again.

Ms. Mayfield said we can do it offline, yes, that would be great, thank you.

Mr. Brown said okay, great, thank you.

Councilmember Brown said Councilmember Mayfield, it's always a pleasure for your senior knowledge, but if it's after December 1, 2025, you can talk to a new District Rep about that. I don't think we'll have to worry about that, Mr. Collins, it's not going to be my problem after December 1, 2025.

Mr. Brown said oh, I think this is District One too, or am I wrong?

Ms. Brown said no, it's District Three.

Mayor Pro Tem Anderson said it's on the border.

Councilmember Johnson said I just wanted some clarification, Mr. Brown, and maybe this question is for Alyson. So, in the UDO currently, new hotels don't require parking?

Mr. Brown said that's true. So, they would not have to build any parking, but as good hotel operators they want some parking, and so, to have parking by code they could build it overground, they'd like to build it under.

Ms. Johnson said okay. So, how is that working for the City? If I can ask the staff, how's that working? Have there been any hotels that haven't had to file a petition for other accommodations, or is that an acceptable and realistic standard?

David Pettine, Planning, Design & Development said so, not all hotels don't have to require parking. Hotels in this particular zoning District, they would have the same parking standards as they would if they were built in, let's say, a Commercial District. So, there are hotels that do require some level of parking. This one, because it's TOD and most of our TOD uses, because they're within that transit distance, this one's within less than probably a half mile, there's no parking requirements for a lot of those uses, because that's to encourage use of the transportation system that's there for everybody. So, we have had hotels, there was a rezoning in Dilworth a few years ago for a hotel that provided some parking in a TOD District, as well as a commitment to the neighborhood, to try and mitigate some concerns about parking in the neighborhood, but most of the hotels that we've seen still are providing some level of parking for their guests. We've had some of those hotels even converted to multi-family, those have all the parking requirements for those types of conversions, but this one's unique, because it is being built in a TOD District that doesn't require that as a base commitment.

Ms. Johnson said okay, thank you. That's all I have, thank you.

Motion was made by Councilmember Ajmera, seconded by Councilmember Mayfield, and carried unanimously to close the public hearing.

ITEM NO. 34: HEARING ON PETITION NO. 2025-074, BY JINWEI PAN FOR A CHANGE IN ZONING FOR APPROXIMATELY 2.58 ACRES LOCATED ALONG THE WEST SIDE OF ZOAR ROAD, EAST OF SHANAGARRY DRIVE, AND SOUTH OF HUNTING BIRDS LANE FROM N1-A (NEIGHBORHOOD 1-A) TO N1-C (NEIGHBORHOOD 1-C).

Mayor Pro Tem Anderson declared the hearing open.

Holly Cramer, Planning, Design & Development said this site is just over 2.5 acres along Zoar Road, near The Palisades, also on the border with South Carolina here, so at the very edge of our City and our State. It is currently zoned Neighborhood-1A, and they are proposing to go to Neighborhood-1C, and I'll go ahead and stay on that last slide real quick for existing zoning, and I just want to point out here, the existing lot development pattern that we see just to the west of the site was developed under the Legacy Ordinance and is developed out to standards that more closely resemble Neighborhood-1B lots. So, it is zoned Neighborhood-1A, but I just wanted to give a comparison in terms of the size of the lots, what it would look like if it were related to the UDO standards today. So, this is a conventional request with no associated site plan. The Neighborhood-1C request here is consistent with the Policy Map's recommendation for Neighborhood-1.

Staff does recommend approval of this petition. That proposed zoning represents a slight increase in intensity over existing N-1A entitlements and provides an opportunity for mixed housing types. The abutting development, as I just explained, more closely resembles Neighborhood-1B type lot areas and lot widths. So, this is similar to what you could liken to a one-step increase in terms of the entitlements along the site's western

edge. Primary differences between the Neighborhood-1A and Neighborhood-1C, or even Neighborhood-1B Districts, is limited to dimensional standards, such as lot size and lot width, and those districts do allow the same uses, so that would remain the same, and I'll take questions following petitioner comments.

Prad Lakshmipuram, 13309 Zoar Road said thank you very much. This is my first time in a rezoning meeting, and I thank ya'll for having us here. My name is Prad Lakshmipuram, and my partner here, Ethan, he's the owner of the site, and we are just two individuals just passionate in real estate. So, as she's mentioned, we're requesting for an N-1C, Neighborhood type, nothing too extreme to the region and the zone. Right across the state line is, actually, if you look down Zoar Road, you see townhomes and other smaller footprint housing, but we are not trying to do multi-family, we're doing single-family zoning, with just smaller lot requirements. With the current N-1A Zoning, we see that it would be really tough to fit as many houses as possible and make it affordable for the region, and it's already become a little bit more. In terms of pricing, it has gone into the four hundreds, to the five hundreds range. We definitely want to keep it low, offer as many houses as possible, and it is our initial entry into housing development as well. So, we welcome any questions that the staff might have.

Councilmember Johnson said this is the second petition tonight we've heard for single-family housing, that's refreshing. So, thank you, and reach out to me if you see any area in District Four, something we welcome. Thank you.

Councilmember Ajmera said well, thank you. Also, welcome to the housing development world. Like to see more of this entrepreneurial spirit in our City. Thank you.

Councilmember Brown said so I spoke to you before the meeting, and I just want to speak directly from our constituents. We definitely are excited to hear the type of development that you're doing. We need to reach out to the Creekshire Neighborhood and Steele Creek Associations, to have a meeting, and I'll be more than happy to facilitate that with you, because they want it deferred for some reason. So, if we could just do a deep dive to see what their concerns are, and address them accordingly and appropriately, that's how we move together on common ground. So, I'll be more than happy to help you facilitate that. As a matter of fact, I'll initiate the email, so we can get the ball rolling, okay, but thank you so much for everything, and thank you for being here tonight with us, we appreciate you.

Motion was made by Councilmember Mayfield, seconded by Councilmember Graham, and carried unanimously to close the public hearing.

ADJOURNMENT

Motion was made by Councilmember Molina, seconded by Councilmember Ajmera and carried unanimously to adjourn the meeting.

The meeting was adjourned at 6:50 p.m.


Billie Tynes, Deputy City Clerk

Length of Meeting: 1 Hour, 45 Minutes
Minutes completed: October 7, 2025