



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-066

October 7, 2025

REQUEST

Current Zoning: UR-2(CD) (Urban Residential-2, conditional)
Proposed Zoning: N2-B (Neighborhood 2-B)

LOCATION

Approximately 2.27 acres located on the northeast corner of Samuel Street and Newland Road, and west of Statesville Avenue.
(Council District 1 - Anderson)

PETITIONER

Dreamkey Partners

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** from staff analysis based on the information from the 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 staff analysis and the public hearing, and because:

- This petition is appropriate and compatible with the surrounding land uses as the site and neighboring properties are designated as a Neighborhood 2 Place Type by the *2040 Policy Map*.
- The site is currently entitled for 80 multi-family stacked residential dwellings under the UR-2(CD) (Urban Residential-2, conditional) zoning, petition 2013-031.
- The site is adjacent to a multi-family stacked and multi-family attached projects located to the northeast and southeast of the site along Samuel Street.
- There are a mix of uses in the area including parks and open space, multi-family stacked and attached developments, single-family residential, religious institutions, medical office, retail, and restaurants.
- The site is located within a ¼-mile of a designated activity center on Statesville Avenue containing retail and restaurant uses.

- The site is located along the route of the CATS number 3 and 21 local buses providing transit access to the LYNX Blue Line 36th Street Station and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

Motion/Second: Gaston / McDonald

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

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Millen asked about the distance between the site and the nearby bus stop. Staff stated that the site is one block from Statesville Avenue, so the distance is under a ¼-mile to the nearest bus stop.

There was no further discussion of this petition.

PLANNER

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