



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-148

March 4, 2025

REQUEST

Current Zoning: CC (Commercial Center, conditional)
Proposed Zoning: CAC-1(CD) (Community Activity Center-1, conditional)

LOCATION

Approximately 2.6 acres located along the east side of Couloak Drive, south of Mt Holly-Huntersville Road, and west of Brookshire Boulevard.

(Council District 2 – Graham)

PETITIONER

CSE Communities, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

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

- The petition is consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC 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 CAC Place Type designation as it replaces an underutilized portion of a large parcel with 80 dwelling units. Increasing the number and variety of housing types in the area.
- The proposed development is directly abutting the Mountain Island Market Place shopping center which boasts a wide variety daily goods and services such as retail, restaurant, and financial institutions.
- The site is located along the route of the CATS number 1 and 18 local bus providing transit access between the Callabridge Commons Walmart and the Charlotte

Transportation Center (CTC) and the Rosa Parks Community Transit Center. As well as being a short walk from a stop on the 88x express bus providing commuter access to Uptown.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility

Motion/Second: Shaw / Neeley

Yeas: Shaw, Neeley, Sealey, Winiker, and Blumenthal

Nays: None

Absent: Stuart and McDonald

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Blumenthal commented that the conditional provision to allow market rate development under the CAC-1 zoning district, if Housing Trust Fund (HTF) dollars are not achieved within 18-months, made a lot of sense. He added that the proposed zoning is consistent with the *2040 Policy Map* recommendation and would save the petitioner the effort of going through another rezoning process.

There was no further discussion of this petition.

PLANNER

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