

Zoning Committee Recommendation

Rezoning Petition 2025-030

February 3, 2026

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, conditional)

LOCATION

Approximately 8.65 acres located on the north side of Mt Holly-Huntersville Road, east of Rozelles Ferry Road, and south of Dunn Commons Parkway.

(Council District 2 - Graham)

PETITIONER

Tryon Advisors, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

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

- The site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N2-B(CD) (Neighborhood 2-B, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site is abutting properties designated as the Community Activity Center, Commercial, and Neighborhood 2 Place Types by the *2040 Policy Map*. The proposed Neighborhood 2 zoning could provide a more appropriate transition to the adjacent Place Type designations than the current Neighborhood 1 Place Type.
- The proposed development is within a 1/4-mile of Mountain Island Market Place shopping center which boasts a wide variety daily goods and services such as retail, restaurant, and financial institutions.
- The petitioner will contribute \$50,000 to be applied toward future intersections improvements at Rozelles

Ferry Road and Mt. Holly-Huntersville Road, enhancing access to and from the site.

- The site also abuts a Commercial Place Type, as designated by the *2040 Policy Map*, at the intersection of Mt. Holly-Huntersville Road and Rozzelles Ferry Road. The plan includes a 12-foot multi-use path along the site's frontage on Mt. Holly-Huntersville Road, connecting to existing sidewalks and crosswalks. This will allow residents to access daily needs such as retail, restaurants, fitness studios, and bus stops within a 1/4-mile distance by walking or cycling.
- 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 the 88x express bus providing commuter access to Uptown.
- 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*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Stuart / Gaston
Yea: Stuart, Gaston, Millen, McDonald, Caprioli, and Welton
Nays: None
Absent: Shaw
Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Millen asked about the \$50,000 the petitioner is dedicating to the City for transportation improvements and whether any specific projects are associated with it. Staff explained that the rezoning plan includes a condition requiring the petitioner to contribute \$50,000 to the Charlotte Department of Transportation (CDOT) before the first Certificate of Occupancy (CO) is issued. The funds are intended for improvements at the Rozzelles Ferry Road/Mt. Holly-Huntersville Road intersection. Staff believes that the money is not tied to a specific improvement but suggested CDOT staff could provide more details.

CDOT staff stated that any improvements would require coordination with the North Carolina Department of Transportation (NCDOT), as both roads are maintained by

NCDOT. They confirmed the funds will be used for future improvements at the intersection.

Commissioner Gaston asked about vehicular access points and whether their locations had changed. Staff responded that the site plan has always proposed two access points: one aligning with Abbington Holly Drive and Mt. Holly-Huntersville Road at the northern end near the church site. The other access point will be via Mt. Holly-Huntersville Road near the center of the site to the southwest. Staff noted the center access point may have shifted slightly during revisions to the rezoning plan.

Chairperson Welton thanked everyone that reached out to him with thoughts and concerns regarding the project and stated that he appreciates the feedback.

Chairperson Welton asked about an agreement between the petitioner and an adjacent property owner to install "No Trespassing" signs. Staff clarified that the rezoning plan does not require such signs, but zoning regulations would not prohibit their installation.

Chairperson Welton asked about permitted uses under the current N1-A zoning. Staff explained that the site could be developed by-right with uses such as single-family detached homes, duplexes, triplexes, and certain nonresidential uses like churches, daycares, and schools. However, the N1-A district is primarily residential.

There was no further discussion of this petition.

PLANNER

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