



Zoning Committee Meeting Date: May 5, 2026

Current Zoning: ML-2 (Manufacturing & Logistics 2)
Proposed Zoning: TOD-NC (Transit Oriented Development-Neighborhood Center)

Address: 129 Verbena Street, Charlotte, NC 28217

Approximately 0.16 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of Gilead Street.

The petition proposes to allow all uses permitted in the TOD-NC zoning district on a site developed with a small commercial building in the lower South End area.

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The community meeting was held on March 2, 2026, and 8 people from the community attended. Subsequent community meetings were held on March 6, 2026, and March 10, 2026.

The community meeting report notes that items discussed at the meeting included hours of operation and intent to use the existing building on site. The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *South Inner Community Area Plan*. The petition may facilitate the following priority goal of the area plan:

- 4: Trail & Transit Oriented Development may be facilitated by establishing TOD zoning within $\frac{3}{4}$ mile of two LYNX Blue Line stations and allowing for a range of transit supportive uses in an activity center.

Rationale for Recommendation

- The site is surrounded on three sides by properties zoned for transit-oriented development. This petition follows many other nearby petitions that rezoned properties from industrial zoning to transit-oriented zoning districts.
- The site is less than $\frac{3}{4}$ of a mile from two LYNX Blue Line Stations: Scaleybark and Woodlawn. TOD-NC zoning may be applied within a 1-mile walking distance of an existing rapid transit station.
- The lower South End area has transitioned rapidly from automobile-oriented commercial and industrial uses to a mixed-use, walkable community. This petition would support the ongoing evolution of the neighborhood to a mixed-use activity center, supported by the LYNX Blue Line.

PLANNING STAFF REVIEW

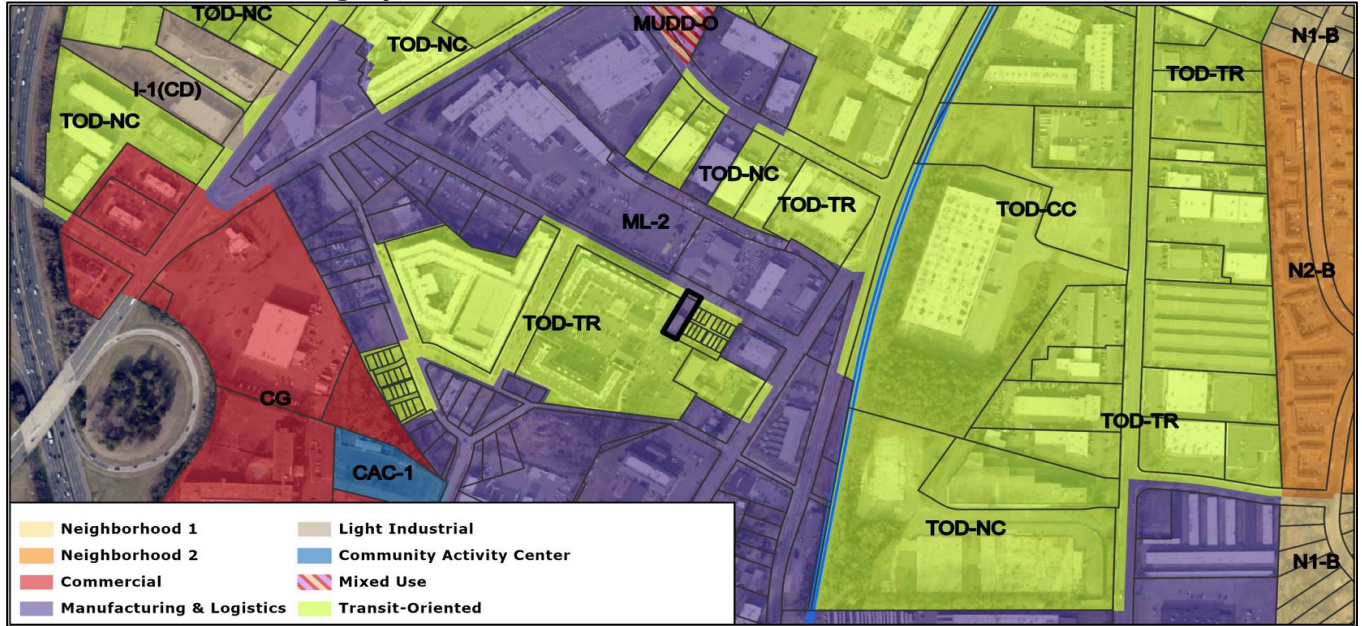
- **Background and Zoning District Summary**

- Existing Zoning:
 - ML-2: This district is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- Proposed Zoning:
 - TOD-NC: This district is intended for areas surrounding existing or planned transit stations and streetcar stops. Its primary purpose is to act as a transition zone, stepping down intensity from the higher density TOD zoning and development to adjacent, established neighborhoods. The district may be desired when a lower intensity is more suitable, such as next to a Neighborhood 1 Place Type or when adopted policy limits maximum building height.

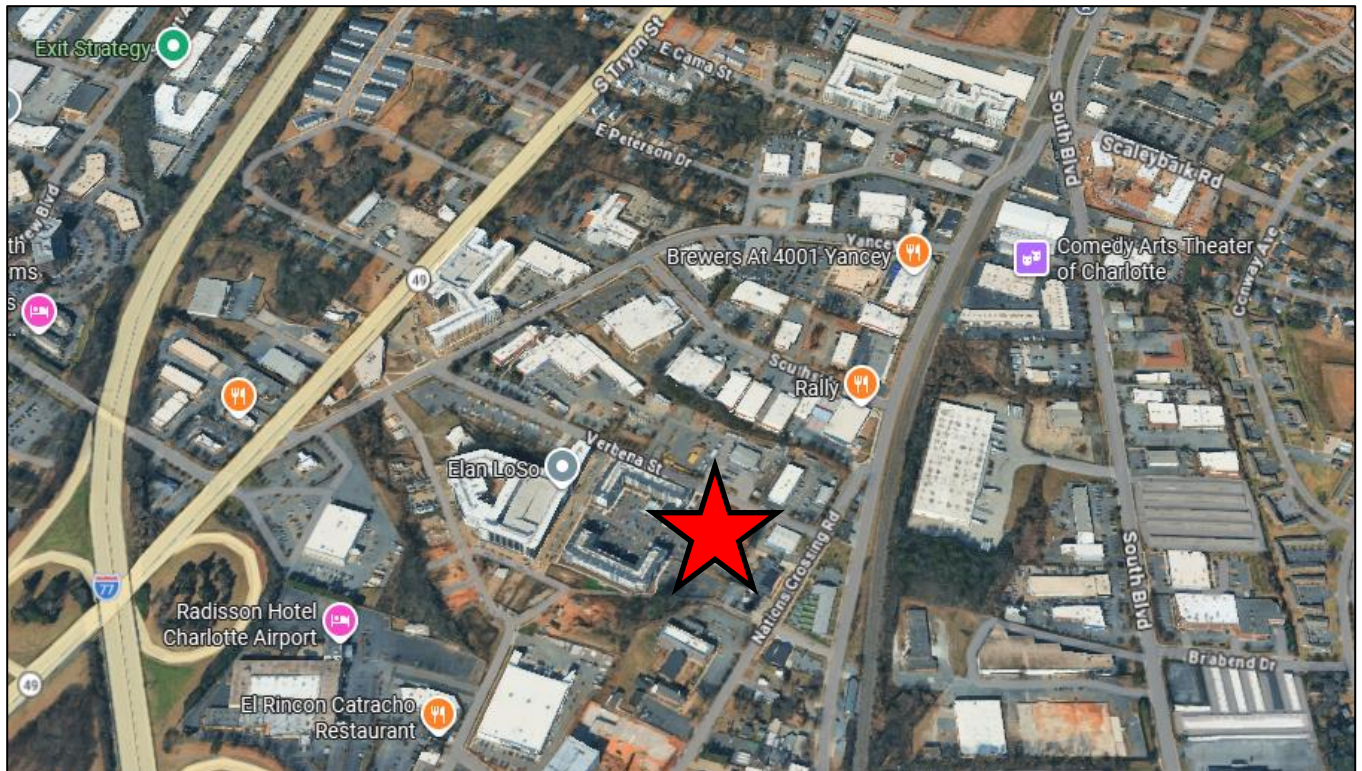
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Site Context and Imagery**



- The site is zoned ML-2 (Manufacturing & Logistics 2) and is surrounded by TOD-TR (Transit Oriented Development-Transition) zoning to the east, south, and west. Properties to the north of the site across Verbena Street are zoned ML-2 with many properties further from the site zoned some version of TOD.



The site, marked by a red star, is surrounded by residential uses on the south side of Verbena Street and commercial and light industrial uses on the north side of Verbena Street. The larger neighborhood includes personal service, recreation, and other commercial uses in this rapidly growing activity center.



Street view of the site and existing commercial building as seen from Verbena Street.



Street view of light industrial uses to the north of the site across Verbena Street.



Street view of townhomes to the east of the site, with the subject property in the foreground.

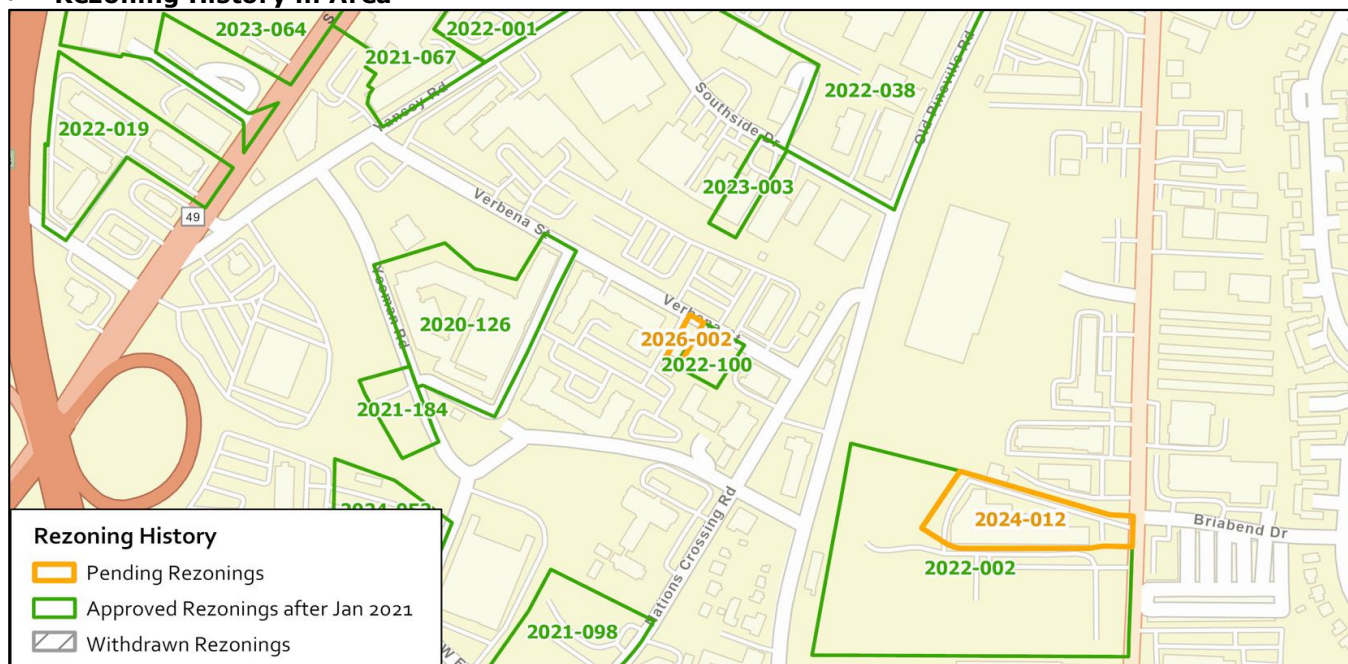


Street view of apartments to the south of the site, accessed from Verbena Street.



Street view of apartments to the west of the site along Verbena Street.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-012	Proposal to rezone 2.55 acres from TOD-NC (Transit Oriented Development-Neighborhood Center) to IMU (Innovation Mixed Use) to allow all uses permitted in IMU.	Withdrawn
2023-064	Rezoned 9.07 acres from N1-D (Neighborhood 1-D), CG (General Commercial), and I-1(CD) (Light Industrial, Conditional) to TOD-NC to allow all uses permitted in TOD-NC.	Rezoning approved, permit application (LDC-2022-00092) for self-storage submitted and withdrawn.
2023-003	Rezoned 0.70 acres from ML-2 (Manufacturing & Logistics 2) to TOD-NC to allow all uses permitted in TOD-NC.	Rezoning approved, no permit applications submitted.
2022-100	Rezoned 0.50 acres from I-2 to TOD-TR (Transit Oriented Development-Transition) to allow all uses permitted in TOD-TR.	Rezoning approved, subdivision application (SDRU-2023-00005) approved and townhomes completed.
2022-038	Rezoned 8.80 acres from I-2 (General Industrial) and MUDD-O (Mixed Use Development District-Optional) to TOD-CC (Transit Oriented Development-Community Center) to allow all uses permitted in TOD-CC.	Rezoning approved, no permit applications submitted.
2022-019	Rezoned 3.74 acres from B-2 (General Business) to TOD-NC to allow all uses permitted in TOD-NC.	Rezoning approved, permit application submitted (LDGP-2024-00540), pending revisions.

2022-002	Rezoned 12.50 acres from I-2 to TOD-NC to allow all uses permitted in TOD-NC.	Rezoning approved, permit application approved (LDGP-2025-00523 14907313), townhomes completed.
2022-001	Rezoned 2.99 acres from R-8 (Single Family Residential) and I-2 TS-O (Transit Supportive Overlay) to TOD-NC to allow all uses permitted in TOD-NC.	Rezoning approved, permit application approved (LDGP-2024-00223) for adaptive reuse.
2021-184	Rezoned 0.86 acres from I-2 to TOD-TR to allow all uses permitted in TOD-TR.	Rezoning approved, permit application approved for townhomes (LDUTODTR-2022-00007).
2021-098	Rezoned 3.49 acres from I-2 to TOD-CC to allow all uses permitted in TOD-CC.	Rezoning approved, permit application approved (LDGP-2023-00373), apartments completed.
2021-067	Rezoned 3.45 acres from I-2 to TOD-NC to allow all uses permitted in TOD-NC.	Rezoning approved, permit application approved (ELDUTODNC-2021-00002), apartments completed.

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *South Inner Community Area Plan* and accompanying *2040 Policy Map* recommends the Community Activity Center Place Type. The proposed rezoning is in alignment with the adopted Community Activity Center Place Type.
 - Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.
- This site is within the *South Inner Community Area Plan*. The rezoning petition may help facilitate the priority goal 4: Trail & Transit Oriented Development by establishing TOD zoning within $\frac{3}{4}$ mile of two LYNX Blue Line stations and allowing for a range of transit supportive uses in an activity center.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to Verbena Street, a City-maintained local street, west of Nations Crossing Road, a City-maintained major collector. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
 - No active projects near the site.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 35 trips per day (based on 1,618 SF office).
 - Existing Zoning Entitlements: 49 trips per day (based on 6,969 SF warehouse).
 - Proposed Zoning: Trip generation not provided for this zoning district for conventional rezonings.

• Storm Water Services

- **Considerations:**
 - No comments submitted.

- **Charlotte Water**
 - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Verbena St.
 - The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
 - Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
- **Charlotte Area Transit System**
 - **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908