

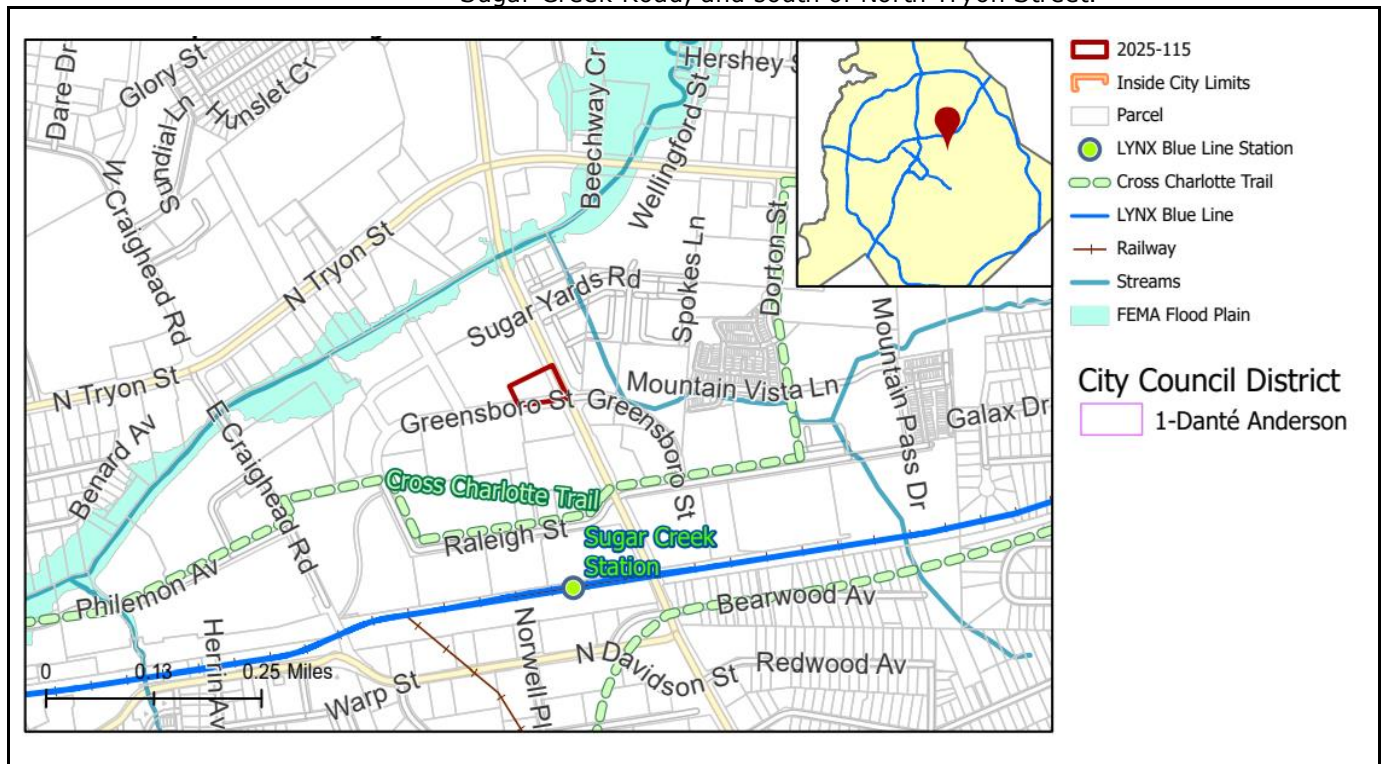
REQUEST

Current Zoning: TOD-TR (Transit Oriented Development – Transition)
Proposed Zoning: TOD-CC (Transit Oriented Development – Community Center)

LOCATION

Address: 350 E. Sugar Creek Road, Charlotte, NC 28213

Approximately 0.71 acres located north of Greensboro Street, west of East Sugar Creek Road, and south of North Tryon Street.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the TOD-CC zoning district. The site is currently developed with a restaurant.

PROPERTY OWNER

Beligrinis Konstantinos Vasiliou

PETITIONER

Abacus Capital

AGENT/REPRESENTATIVE

Colin Brown & Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

The community meeting was held on December 1, 2025, and 0 people from the community attended.

The Petitioner has separately reached out to the NoDa Neighborhood and Business Association and presented at their December 2nd monthly meeting. The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

This petition is **consistent** with the 2040 Policy Map recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- The site is under a half mile walk to the Sugar Creek Light Rail Station along the LYNX Blue Line.
- The proposed TOD-CC zoning district aligns with the TOD-CC zoning to the north, south, and east of the site.
- The TOD-CC District is appropriate for parcels near moderate-intensity rapid transit stations.
- The rezoning site is less than ½ a mile to two different bus stations (Sugar Creek Station Bay and Sugar Creek at Greensboro Street stops).
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by this petition because of its location within the Community Activity Center and to the Light Rail which could provide access to amenities, goods, and services for the communities it serves.
 - 4: Trail & Transit Oriented Development may be facilitated by supporting transit-oriented development along the LYNX Blue Line.

PLANNING STAFF REVIEW

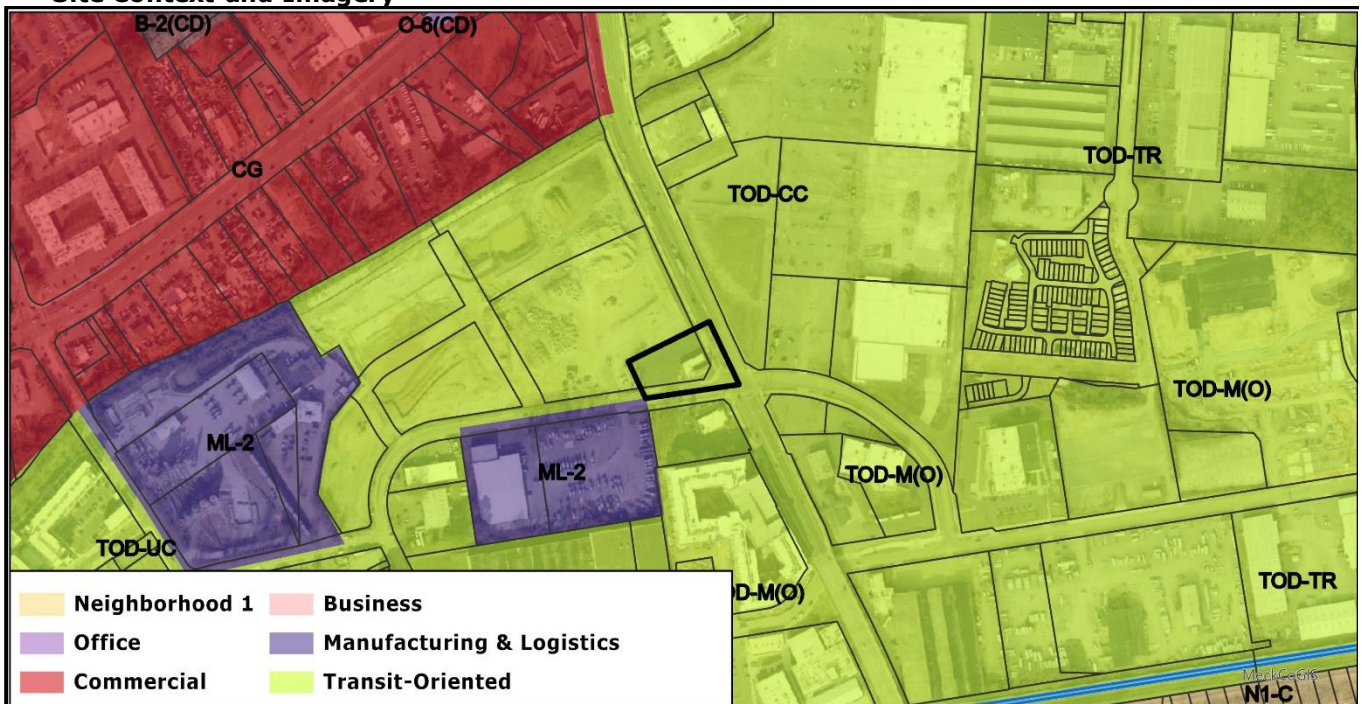
- **Background and Zoning District Summary**

- Existing Zoning:
 - TOD-TR: This district is intended for properties near moderate-intensity rapid transit stations and streetcar stops to create a gradual change from the TOD districts to existing adjacent neighborhoods. It is also suitable for transit neighborhoods where reusing and rehabilitating buildings is important for maintaining the current character and scale. This district features modest maximum building heights, more flexible design standards, a wider range of permitted uses, and higher maximum parking limits.
- Proposed Zoning:
 - TOD-CC: This district is intended for properties located near moderate-intensity rapid transit stations and streetcar stops. Its purpose is to encourage and accommodate development that supports transit usage in areas outside of Uptown where moderate intensity is appropriate. The district may be desired in areas where moderate to high intensity development is appropriate, it is not intended for sites adjacent to a Neighborhood 1 Place Type.

- **Proposed Request Details**

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

- **Site Context and Imagery**



- The site is zoned TOD-TR and located East Sugar Creek Road and Greensboro street. The surrounding area has a variety of zoning districts including TOD-CC, ML-2, TOD-M(O), TOD-TR, and CG.



The site, marked by a red star, is in a rapidly changing area north of Greensboro Street, west of East Sugar Creek Road, and south of North Tryon Street. The site is surrounded by a mix of multi-family apartments, retail, industrial and commercial uses.



The property to the north along East Sugar Creek Road is currently being developed for a mixed-use project.



The property to the east across East Sugar Creek Road is a retail center currently undergoing redevelopment.

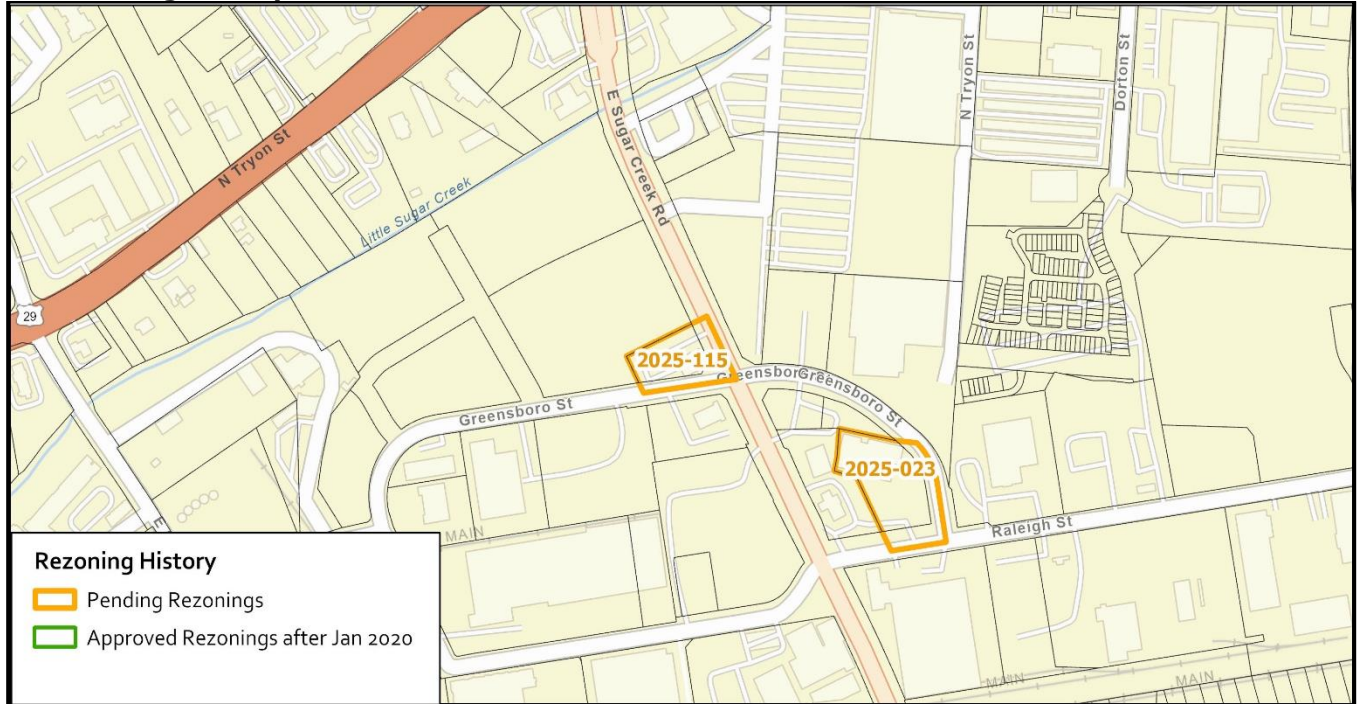


The property to the south across Greensboro Street is developed with a medical office.



The property to the west along Greensboro Street is developed with an industrial use.

• Rezoning History in Area



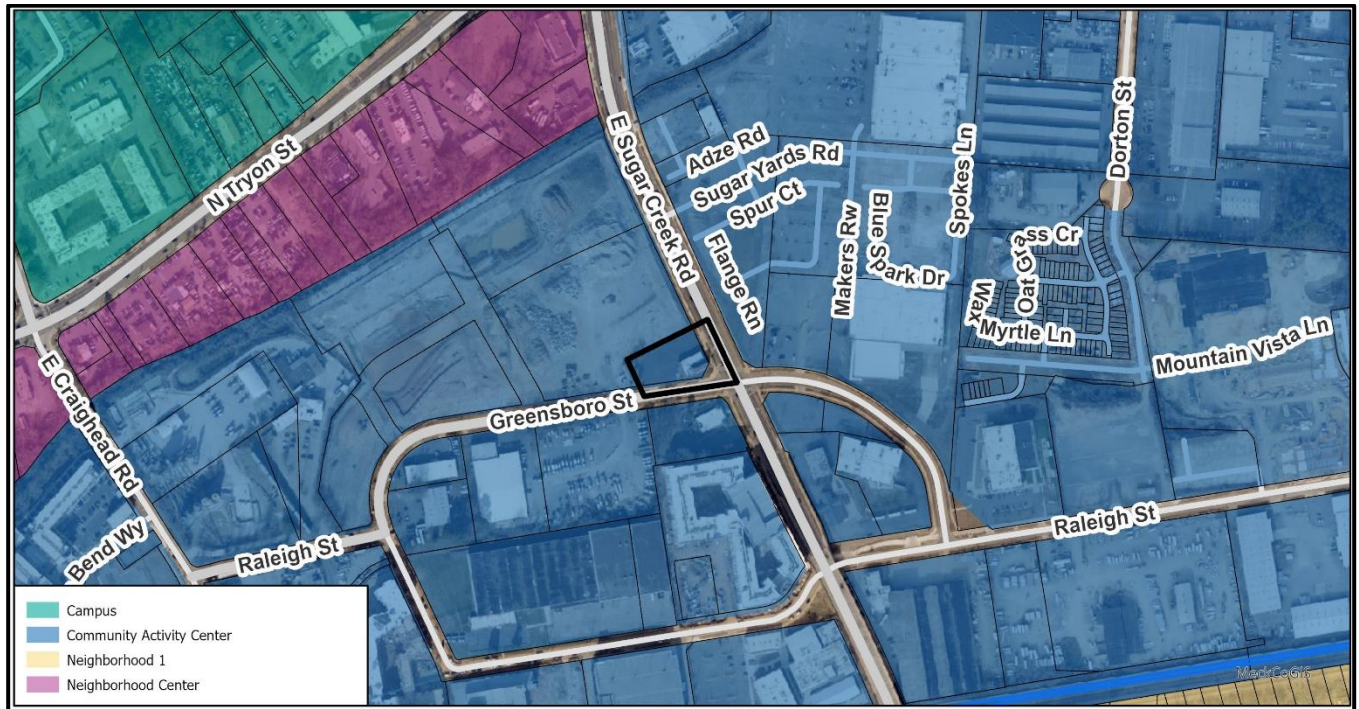
Petition Number	Summary of Petition	Status
2025-023	Rezoned 1.49 acres from TOD-M(O) (Transit Oriented Development – Mixed Use, Optional) to TOD-CC (Transit Oriented Development – Community Center) to allow all uses permitted by-right and under prescribed conditions in the TOD-CC zoning district.	Rezoning approved, no permit applications submitted.

• 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 *2040 Policy Map* recommends the Community Activity Place Type. The proposed rezoning is in alignment with the adopted Community Activity Center Place Type.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to East Sugar Creek Road, a State-maintained major arterial, south of North Tryon Street, a State-maintained major arterial. 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:

- Cross Charlotte Trail Craighead Road to North Tryon Street.
 - The project will complete a new segment of the Cross Charlotte trail.

○ Transportation Considerations:

- No outstanding issues.

○ Vehicle Trip Generation:

- Current:
 - Existing Use: 485 trips per day (based 4,942 square feet of a restaurant use).
 - Existing Zoning Entitlements: 485 trips per day (based 4,942 square feet of a restaurant use).
- Proposed Zoning: Trip generation not provided for this zoning district for conventional rezonings.

• Storm Water Services

○ Considerations:

- Reviewed, no comments.

• Charlotte Water

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Greensboro Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main located along Greensboro Street.

○ 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.
 - Highland Renaissance Elementary currently at 85% utilization.
 - Martin Luther King Middle currently at 87% utilization.
 - Garinger High currently at 100% utilization.
 - **Considerations:** Existing school capacity in this area is currently adequate for elementary, middle, and high schools.
 - No outstanding issues.
- **Charlotte Area Transit System**
 - **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225