



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-053

September 3, 2025

REQUEST

Current Zoning: B-1(CD) (Neighborhood Business, Conditional)
Proposed Zoning: B-1(CD)SPA (Neighborhood Business, Conditional, Site Plan Amendment)

LOCATION

Approximately 34.03 acres located north of Albemarle Road, west of Novant Health Parkway, and east of I-485.
(Council District 4 - Johnson)

PETITIONER

David Powlen

**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 **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) calls for the Campus 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 site is an established hospital campus, and the proposed rezoning reinforces its institutional and healthcare character by enabling the continued use and expansion of medical facilities compatible with the surrounding development.
- The request increases entitlements for medical office and health institution uses, supporting continued investment in critical healthcare infrastructure and enabling expansion of medical services to meet community needs at this location.
- The site's strategic location along Albemarle Road and adjacent to I-485 provides excellent regional access, and the amended plan integrates with these major corridors to ensure efficient circulation and connectivity for patients, visitors, and emergency services.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

○ 8: Diverse & Resilient Economic Opportunity

Motion/Second: Caprioli / Millen

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

Nays: None

Absent: Gaston

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

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