

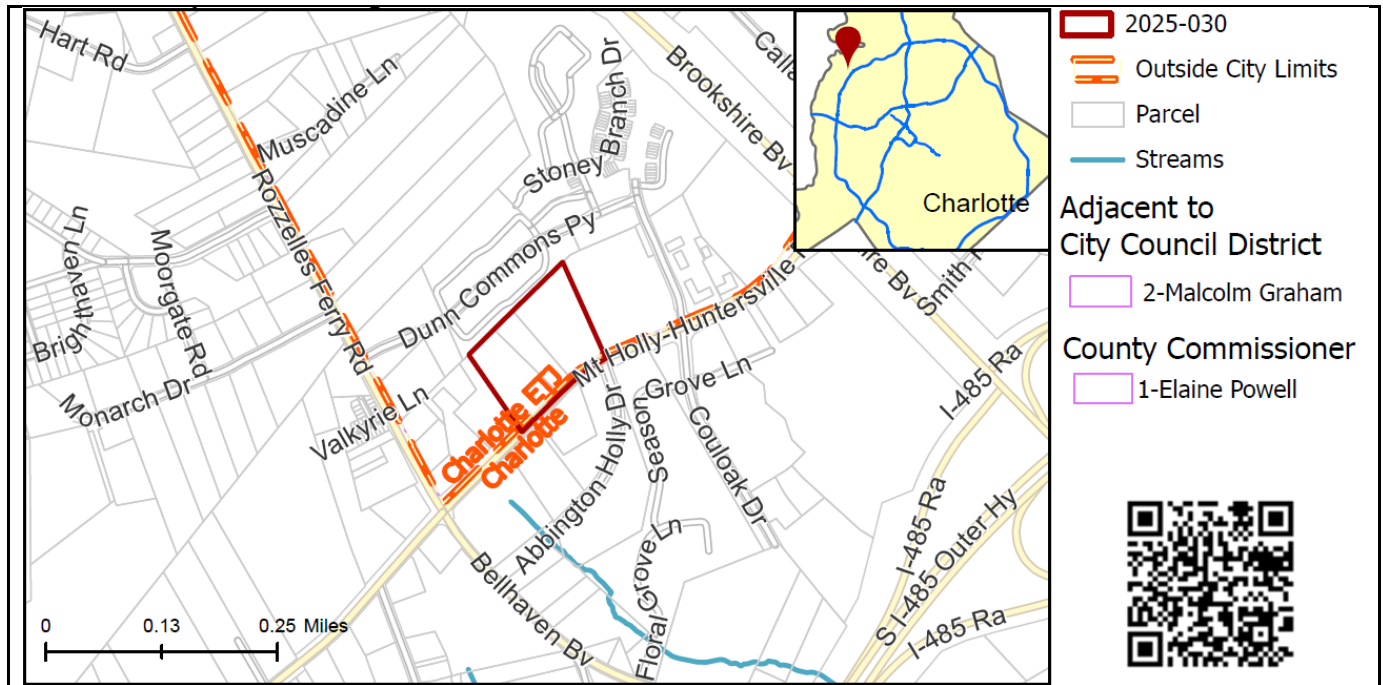
February 3, 2026

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 Rozzelles Ferry Road, and south of Dunn Commons Parkway.



SUMMARY OF PETITION

The petition proposes the development of a multi-family attached townhome development with up to 95 dwelling units. ~~and an 18,000 square foot childcare center.~~ The site is a portion of a tract developed with a religious institution.

PROPERTY OWNER

Cooks Memorial Presbyterian Church

PETITIONER

Tryon Advisors, LLC

AGENT/REPRESENTATIVE

John Floyd, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 93

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of an outstanding issue related to transportation.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- 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 ¼-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 ¼-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 Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

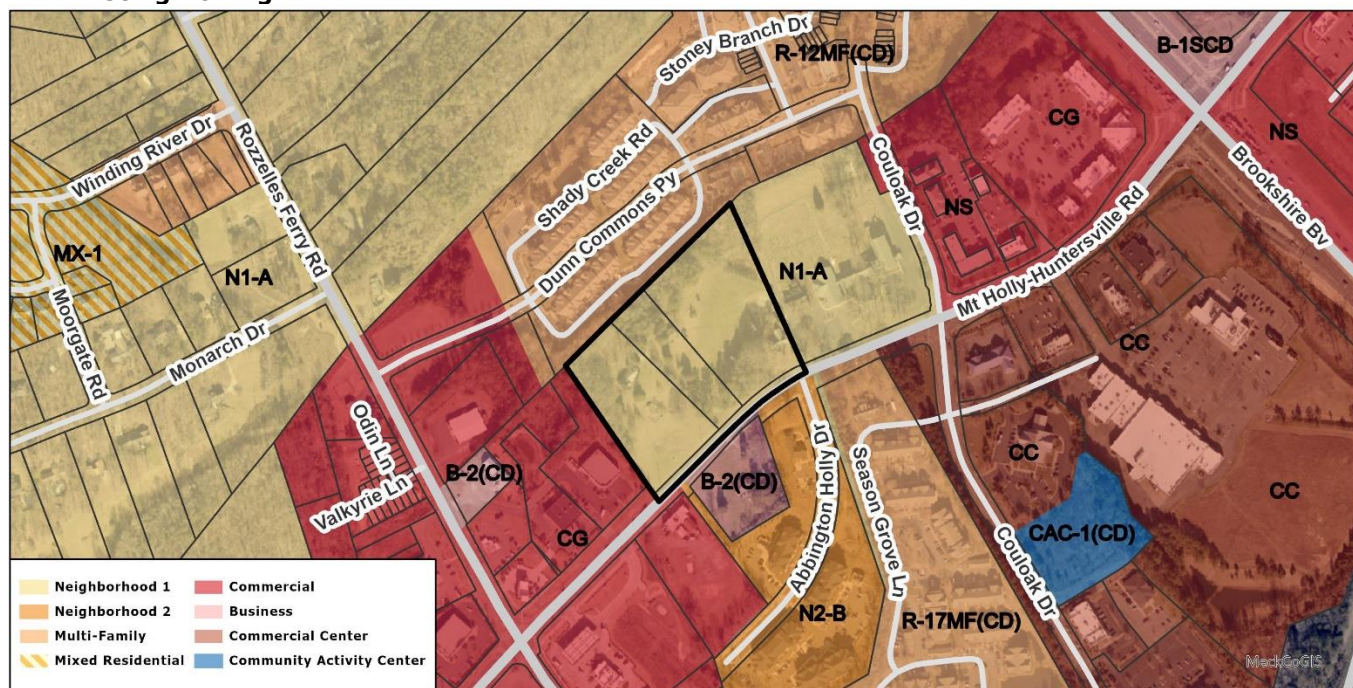
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

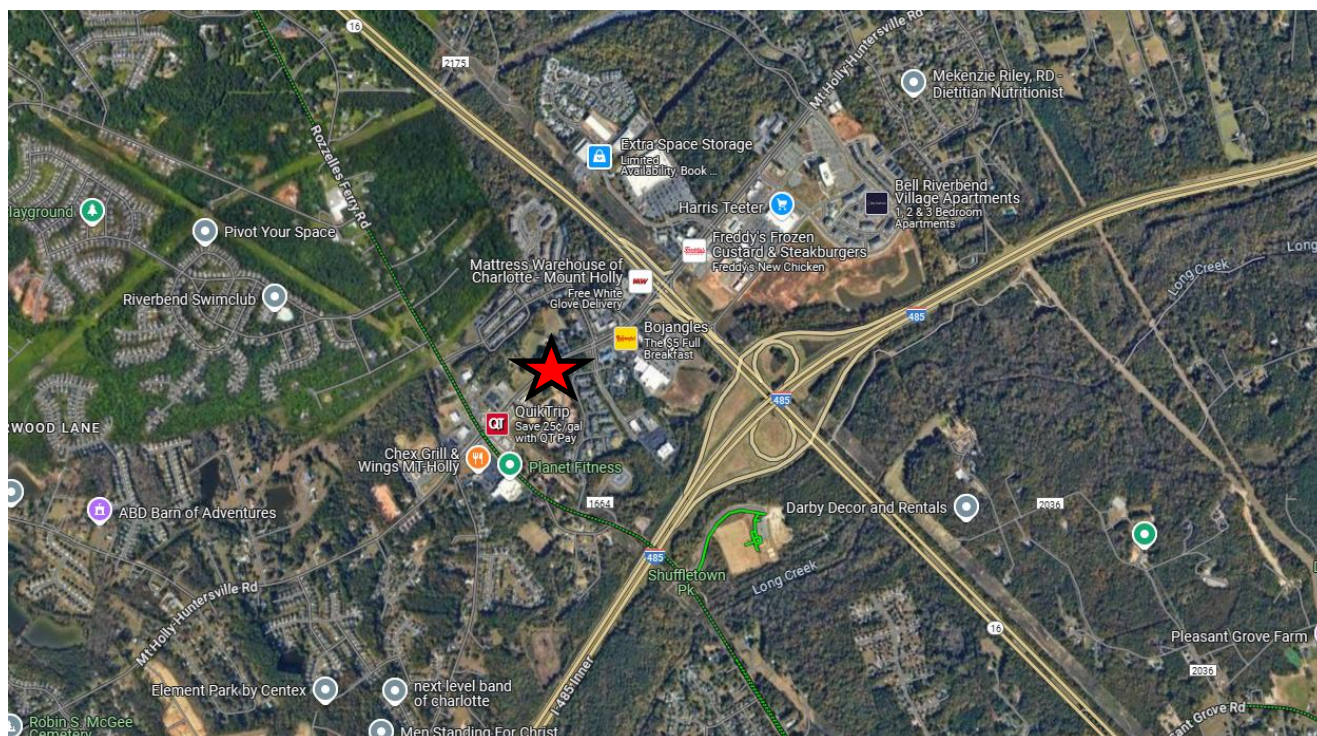
- Permits the development of a multi-family attached townhome development containing 95 70 dwellings units.
 - ~~Notes an option to develop up to an additional 25 multi-family attached dwelling units, for a total of 95 units, if utilizing proposed conversion rights.~~
 - ~~Permits the development of a Childcare Center, up to 18,000 square feet.~~
 - ~~Proposes to allow the conversion of uses as follows:~~
 - ~~If the proposed childcare center is not developed, the designated portion of the site plan may be developed with up to 25 multi-family attached townhome units for a maximum of 95 dwelling units in total throughout the site.~~
- The plan includes the following transportation, site design, open space, and landscaping standards:
 - A 12-foot multi-use path will be constructed along the site's frontage with Mt. Holly-Huntersville Road.
 - The petitioner will contribute \$50,000 to be applied toward future intersections improvements at Rozelles Ferry Road and Mt. Holly-Huntersville Road. Payment shall be made to the City of Charlotte Prior to the issuance of the first certificate of occupancy (CO).
 - Landscaping and Open Space: Street trees will be planted along alleys at 40-foot intervals where planting strips exist or between buildings, where feasible.
 - Access and Transportation: Site access must comply with NCDOT permitting standards in an arrangement generally depicted on the site plan.
- The plan includes the following architectural standards:
 - Maximum building length is 150 feet, with no more than six units per building.
 - All units will have garages, and units on network-required streets will have rear-loaded garages.
 - Walkways must connect unit entrances to adjacent sidewalks. Units facing a network-required street will have a direct walkway connecting the entrance to the public sidewalk.
 - Facades facing streets or open space must include architectural features will avoid blank walls, such as windows, doors, porches, etc. Blank walls shall not exceed 20 feet.
 - Facades along public/internal streets must have windows covering at least 25% of the ground floor and 15% of upper floors.
 - Rooflines must vary to avoid a monolithic appearance, with pitched roofs will have a minimum slope of 4:12.

- Mechanical equipment must be screened and not placed in front setbacks. Dumpsters must be enclosed on three sides with a decorative gate and compatible materials.

- **Existing Zoning**



The site is zoned N1-A (Neighborhood 1-A). It abuts a property to the east also zoned N1-A, a property to the north zoned R-12MF(CD) (Multi-Family, Conditional), and a property to the west zoned CG (General Commercial). The site is also adjacent to properties to the south, across Mt. Holly-Huntersville Road, which are zoned R-17MF(CD) (Multi-Family, Conditional), N2-B (Neighborhood 2-B), B-2(CD) (General Business, Conditional), and CG.



The site (indicated by the red star above) is located on the north side of Mt. Holly-Huntersville Road, east of Rozzelles Ferry Road. It is approximately 1/4-mile west of Brookshire Boulevard, 1/8-mile west of Bellhaven Boulevard, and about a 1/2-mile drive from Interstate I-485 at the Brookshire Boulevard interchange. The surrounding area features a mix of uses, including multi-family and single family dwellings, shopping centers, and individual commercial establishments.



View of the site looking north from Mt. Holly-Huntersville Road. The site of the proposed development is part of a larger religious institution campus. The portion of the site proposed to be developed currently contains two single-family dwellings.



View of the Cooks Memorial Presbyterian Church which owns the proposed development site. The church is located at the northwest corner of the intersection of Mt. Holly-Huntersville Road and Couloak Drive.



View of a multi-family stacked development, zoned N2-B (Neighborhood 2-B), abutting the proposed development site to the north. These multi-family dwellings are accessed from Rozzelles Ferry Road.



View of a multi-family stacked development, zoned R-17MF(CD) (Multi-Family, conditional), located to the south of the site across Mt. Holly-Huntersville Road.



View of commercial development abutting the site located at the intersection of Mt. Holly-Huntersville Road and Rozzelles Ferry Road, zoned CG (General Commercial), to the west of the site. Commercial developments are found to the east, west and south of the site.

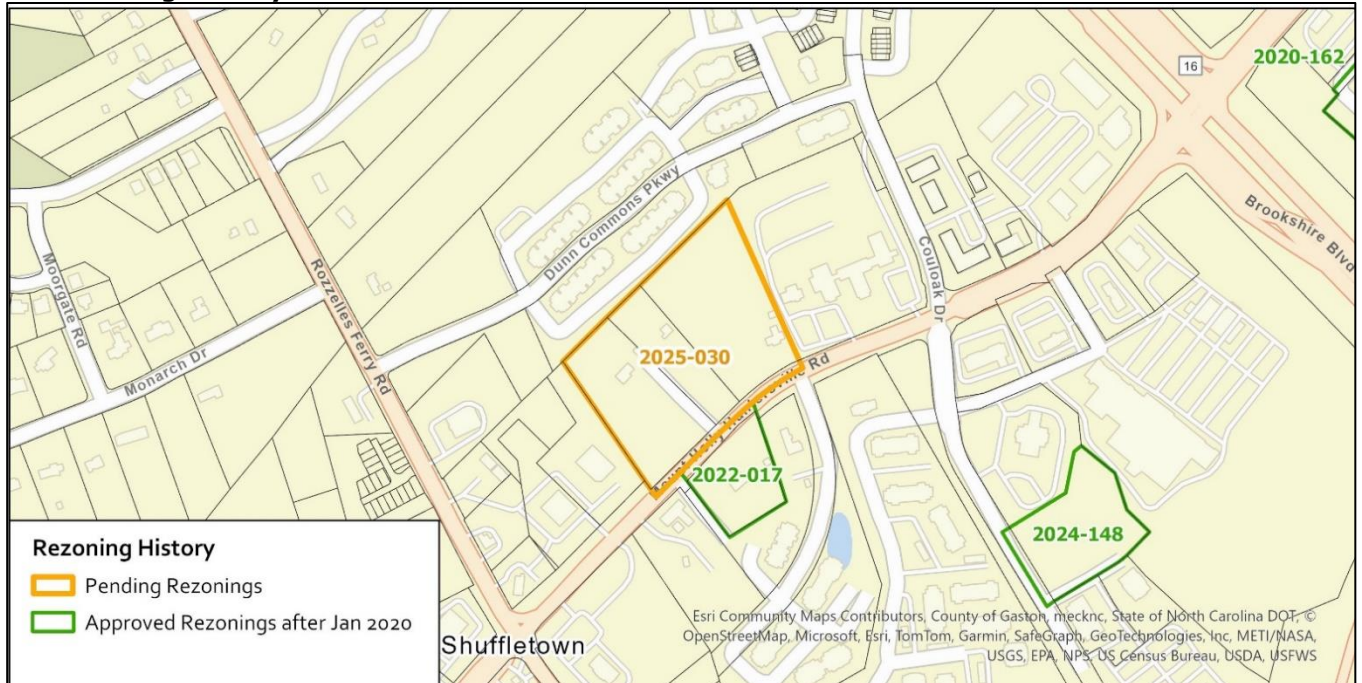


View of the Mountain Island Market Place shopping center located to the east of the site. The shopping center is designated as a Community Activity Center Place Type by the *2040 Policy Map* and contains neighborhood scale services such as retail, restaurant, and banking uses within an 1/8-mile of the proposed development site.



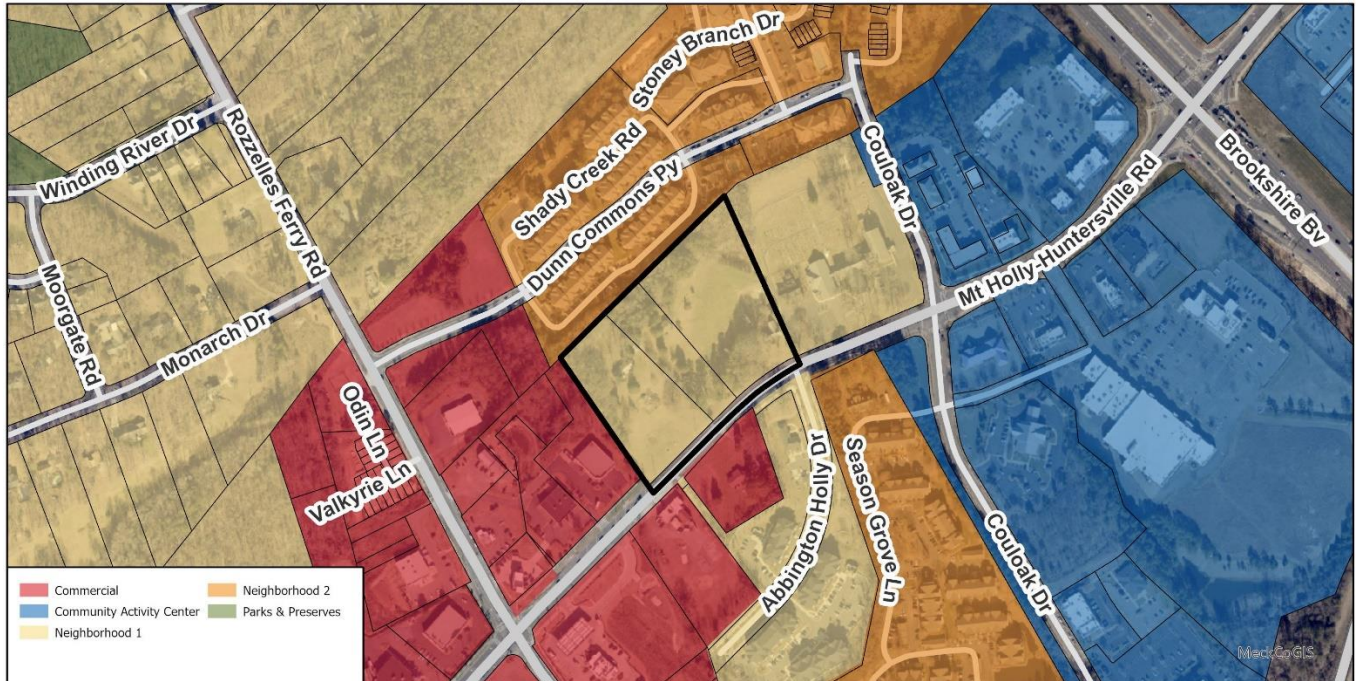
View the Riverbend Village Shopping Center located to the east of the site across Brookshire Blvd is located with ½-mile of the proposed development site. The shopping Center is designated as a Community Activity Center Place Type by the 2040 Policy Map.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-162	Rezoned 6.11 acres for a site plan amendment to permit two drive-through facilities from NS (Neighborhood Services) to NS SPA (Neighborhood Services, site plan amendment).	Approved
2022-017	Rezoned 1.66 acres from N1-A (Neighborhood1-A) to B-2(D) (General Business, conditional) for a car wash facility.	Approved
2024-148	Rezoned 2.60 acres located along the east side of Couloak Drive, south of Mt Holly-Huntersville Road, and west of Brookshire Boulevard for an 80 unit multi-family development from CC (Commercial Center) to CAC-1(CD) (Community Activity Center-1).	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Mount Holly-Huntersville Road, a State-maintained major arterial, east of Rozzelles Ferry Road, a State-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions commit to constructing curb and gutter to future location, changing Right of Way to be behind planting strip and constructing Shared Use Path behind right of way, and contributing Fifty Thousand dollars for future improvements in the area. Site plan revisions are needed to update the call out so that it is clear that the curb and gutter is being constructed by petitioner and not by a separate project. Further details are listed below.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning: N1-A

Existing Use: 316 trips per day (based on 2 dwelling units and a church)

Entitlement: 272 trips per day (based on 24 single-family dwelling units)

Proposed Zoning: N2-B(CD) 684 trips per day (based on 95 multi-family dwellings)

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce an undetermined number of students.
 - The current school utilization (without mobile classroom units) is as follows:
 - Mountain Island Lake K-8 remains 129%
 - Hopewell High remains 96%

- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Mount Holly-Huntersville Rd. Sanitary sewer system infrastructure is currently not accessible for the rezoning boundary. The closest sewer gravity main is approximately 240 feet northwest of the rezoning boundary along Dunn Commons Pkwy. A developer donated project will be required in cases there is not direct service. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No Outstanding Issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~CDOT: Clarify that the uses proposed do not trigger a Traffic Impact Study.~~ Addressed

Site and Building Design

2. ~~Entitlement Services: The "Maximum Development Table - General" found on www.rezoning.org website should be included on the site plan to show proposed conversion rights.~~ Rescinded
3. ~~Entitlement Services: A minimum depth for proposed porches/stoops should be included.~~ Addressed
4. ~~Urban Design: Please include standards in the notes to ensure that open space will be a dynamic and programmable.~~ Addressed

REQUESTED TECHNICAL REVISIONS AFTER PUBLIC HEARING

Site and Building Design

5. ~~Entitlement Services: Revise notes to describe the open space as "common open space" rather than "public open space."~~ Addressed

OUTSTANDING ISSUES AFTER PUBLIC HEARING

Transportation

6. CDOT: Update call out to remove reference to Note 3.A. as it creates confusion about who is constructing the Curb and Gutter along frontage. Add "to be constructed by petitioner/developer" to call out.

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

Planner: Maxx Oliver 704-336-3818