



Zoning Committee Recommendation

Rezoning Petition 2025-015

June 3, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A) and ML-1 (Manufacturing & Logistics-1)

LOCATION

Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)
Approximately 8.74 acres located on the south side of Mount Holly Road, west of Rhyne Road, and east of Creston Circle.
(Council District 2 – Graham)

PETITIONER

Wilkes Asset Management

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** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) 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:

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property is split zoned N1-A (Neighborhood 1-A) and ML-1 (Manufacturing & Logistics-1) is currently entitled for both residential and nonresidential development.
- The site is abutting to a commercial development to the southeast zoned ML-1.
- The site is within 1/3-mile of a designated Community Activity Center Place Type containing retail and restaurant uses. And within 3/4-mile of a commercial development containing daily needs such a grocery, retail, restaurant, and personal services.
- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is directly served by transit, the number 18 CATS local bus, provides service between Callabridge

Commons/Riverbend shopping centers and the Rosa Parks Community Transportation Center.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 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: Shaw / Stuart

Yeas: Shaw, Stuart, McDonald, Neeley, Sealey, Blumenthal

Nays: None

Absent: Winiker

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald stated that the community opposition to the rezoning boils down to traffic concerns and the condition of Mount Holly Road. But she felt that the site plan was well designed. She hopes that NCDOT will make improvements to enhance the safety of Highway 27 in the near future.

Commissioner McDonald stated that she is in support of the proposed rezoning petition.

Chairperson Blumenthal asked staff to provide an update on the transportation improvements to the site that were asked for by the community at the public hearing. Staff stated that the community asked for a prohibition of left turns into and out of the site. NCDOT is not in favor of this solution and a left turn lane is still proposed to be constructed on Mount Holly Road. Staff stated that at least one community member suggested a right turn deceleration lane into the site. The site plan has been updated since the public hearing to add a right turn lane into the site.

Chairperson Blumenthal stated that the left and right turn lanes into the site, in combination with the proposed 12-foot multi-use path would help ease some of the transportation concerns on the site.

There was no further discussion of this petition.

PLANNER

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