



Zoning Committee Recommendation

Rezoning Petition 2025-110

January 6, 2025

REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)
Proposed Zoning: NC (Neighborhood Center)

LOCATION

Approximately 0.58 acres located east of North Graham Street,
south of Plymouth Avenue, and north of Armour Drive.
(Council District 1 - Anderson)

PETITIONER

GRAHAM-OVERLOOK LLC

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) recommends the Neighborhood Center 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 North Graham Street/North Tryon Street (NGNT) is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that could better align with the goals of the NGNT corridor.
- The site is located within a ½ a mile walk of Camp North End, a large and growing mixed-use development containing office, restaurant, retail, residential, and cultural uses.
- The site is served by the number 21, 22, and 26 CATS local bus providing service to the Charlotte Transportation Center and to the Rosa Parks Community Transportation Center.

- This rezoning would create a buffer and transition between the adjacent residential area and the manufacturing and logistics zoning.
- Several parcels near the site and along the North Tryon Street corridor have recently been rezoned or are in the process of requesting a rezoning. This represents an ongoing shift in this area to a more urban and mixed-use development pattern. The petition brings the site's entitlements into alignment with the recommended Place Type for the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

Motion/Second: Gaston / Stuart

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

Nays: None

Absent: McDonald

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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