



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-129

December 2, 2025

REQUEST

Current Zoning: N2-B (Neighborhood 2-B)
Proposed Zoning: N2-B BVO (Neighborhood 2-B, Brookhill Village Overlay), CAC-1 BVO (Community Activity Center 1, Brookhill Village Overlay)

LOCATION

Approximately 42.47 acres located on the west side of South Tryon Street, north side of Remount Road, east of Toomey Avenue, and south of Tremont Avenue.

(Council District 3 - Mayo)

PETITIONER

Brookhill Investments, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 4-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **mostly inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 2 Place Type for the site.
- The 15.23 acre portion of the site proposed to remain zoned N2-B (Neighborhood 2-B) is consistent, while the 27.24 acre portion proposed to be rezoned to CAC-1 (Community Activity Center 1) is inconsistent.

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:

- Approval of this petition would be in the best interest of the community and area residents.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) for the portion of the site proposed to be

rezoned to CAC-1 to the Community Activity Center Place Type.

Motion/Second: Gaston / Shaw
Yeas: Gaston, McDonald, Millen, Shaw
Nays: Welton, Caprioli
Absent: Stuart
Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Shaw asked staff to highlight the most important outstanding issues with the petition. Staff replied that the financial commitments requested by the petitioner to pay for transportation infrastructure are unresolved. More generally, staff has concerns about attracting large groups of people to the site without reasonable infrastructure improvements to accommodate the new visitors. Staff added that there is a meeting scheduled later this week to discuss the funding request and there is a desire by all parties to make improvements to the site in expectation of attracting people to the property.

Commissioner McDonald asked if the City is contemplating the contribution of funds to improve infrastructure on site. Staff replied that the City is continuing to evaluate how much funding might be contributed. Economic Development continues to evaluate the funding request and potential return on investment in preparation for presenting a request to City Council.

Commissioner Gaston stated that conversations about this proposed development have been ongoing for years and that the lease presents a time constraint for activating the site. She stated that if the petition is not approved then the site would remain vacant for the next 24 years. She complemented the Harvest Center and stated that it would be great for residents to have some amenities. Staff replied that the City would also like to activate the site but wants to ensure that transportation improvements take place to accommodate new visitors to the site.

Chairperson Welton asked if there was any similar scenario with a petition tied to Economic Development funds and how the sequencing played out. Staff referenced a Panthers related rezoning where the funding was approved prior to the rezoning vote and the Ballantyne Reimagined project where the rezoning was approved prior to the funding, but with an understanding that the funding was on the path to approval. This petition is challenging in that staff is unsure about the funding request while the petition is nearing the end of the rezoning process.

Chairperson Welton asked if the funding piece could be cleared up prior to the committee's next meeting on January 6th. Staff

replied that the expectation is that there would be more clarity prior to the next meeting. Chairperson Welton stated that he would feel a lot better voting on the petition if there was a better understanding of funding commitments.

Commissioner Caprioli voiced agreement with Chairperson Welton.

Staff identified options for the petition at this stage: to vote to recommend approval/ denial or to move to defer while funding conversations continue.

Commissioner Shaw stated that petition has been in the works for 18 months, while the petitioner has made significant investments to clean up the site and partnered with a non-profit to refurbish some of the apartments. The leaseholder has 24 years to recoup the costs they've incurred before handing the property back to the landowner. She states that she is in support of the petition and, given the duration of ongoing discussions between petitioner and staff, she feels like the petition should now be in Council's hands.

Commissioner McDonald stated that she is in agreement with Commissioner Shaw and is ready to support the petition.

Commissioner Millen asked when the request for City funding entered discussion. Staff stated that conversations started prior to the rezoning, some outside of rezoning staff's knowledge. The past four months have brought more clarity on staff's expectations of the petitioner and the corresponding dollar figure requested by the petitioner to improve infrastructure.

MINORITY OPINION

Chairperson Welton and Commissioner Caprioli would prefer to see the potential economic development agreement be resolved prior to voting on the petition. Staff and the petitioner are asked to work expediently towards resolution. Additionally, Commissioner Caprioli is opposed to the tree save exemption notes.

PLANNER

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