



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-050

September 3, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-B (Neighborhood 2-B)

LOCATION

Approximately 11.45 acres located at the northeastern corner of the intersection of Steele Creek Road and Brown-Grier Road.
(Council District 3 - Brown)

PETITIONER

Charter Properties, Inc.

**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* recommends the Neighborhood 2 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 proposed N2-B zoning is consistent with the Neighborhood 2 Place Type proposed for the site.
- The site is adjacent to a previously approved rezoning with entitlements for 1,230,000 square feet of office and/or medical office uses, 340,000 square feet of community hospital uses, 104,200 square feet of commercial uses, 250 hotel rooms, 275 multifamily dwellings units, and 50 single family attached dwelling units. These uses are compatible and complimentary to Neighborhood 2 development.
- The site is located at the intersection of two major thoroughfares, with a bus stop for CATS Route 56 located along the site's Steele Creek Road frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

Motion/Second: Stuart / Shaw
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

Joe Mangum (704) 353-1908