



Zoning Committee Recommendation

Rezoning Petition 2025-090

November 5, 2025

REQUEST

Current Zoning: B-D(CD) (Distributive Business, Conditional)
Proposed Zoning: IMU(CD) (Innovative Mixed Use, Conditional)

LOCATION

Approximately 3.39 acres located south of West Arrowood Road,
northwest of Forest Point Boulevard, and east of Forest Pine
Drive.
(Council District 3 - Brown)

PETITIONER

STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION, A NEW
YORK NOT-FOR-PROFIT CORPORATION

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** 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 Manufacturing and Logistics 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 petition is inconsistent with the 2040 Policy Map recommendation for the Manufacturing and Logistics Place Type, the shift to Innovation Mixed-Use better aligns with neighboring development and the transition away from strictly industrial and business uses and zoning.
- The proposed IMU(CD) zoning supports the intent of the IMU district to encourage adaptive reuse projects in areas that may have been formerly dedicated to a singular development pattern that typically wouldn't support a residential product. The locale that the site sits in has long housed mostly a mix of office and commercial uses though has been zoned as industrial and business districts. The larger area is shifting to a greater mix of zoning districts that can accommodate commercial, office, and residential uses compatible with this rezoning.

- The site is within a ½ mile from CATS number 56 and 57 local bus stop providing transit access between the LYNX Blue line Arrowood Station and the Charlotte Premium outlets mall as well as to the SouthPark Community Transit Center.
- The commercial and office uses in the area may provide access to goods and services as well as employment opportunities for future residents at this site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Innovation Mixed Use Place Type for the site.

Motion/Second: Gaston / Caprioli

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

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Emma Knauerhase (704) 432-1163