



Zoning Committee Recommendation

Rezoning Petition 2025-057

November 5, 2025

REQUEST

Current Zoning: B-1(CD) (Neighborhood Business, Conditional)
Proposed Zoning: B-1(CD) SPA (Neighborhood Business, Conditional, Site Plan Amendment)

LOCATION

Approximately 2.17 acres located at the southeastern corner of the intersection of Lancaster Highway and Ballantyne Commons Parkway.
(Council District 7 - Driggs)

PETITIONER

Tribek Properties

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 Commercial 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 Commercial Place Type supports retail uses in a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian elements.
- The petition would maintain the site's existing B-1(CD) zoning while amending the site plan to allow right-in, right-out access from Ballantyne Commons Parkway.
- The proposed site plan amendment would not make any changes to the previously approved entitlements, building envelope, setbacks, buffers, or landscape areas.
- The petition would facilitate development of a parcel that has remained vacant while all surrounding parcels have been developed.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

○ 8: Diverse & Resilient Economic Opportunity

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

**ZONING COMMITTEE
DISCUSSION**

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

Commissioner Caprioli brought attention to Charlotte Water's comment that sewer is not readily available for the site. Staff replied that this is a common comment and is meant to be advisory so that the petitioner is aware that they will need to initiate contact with Charlotte Water to gain access to sewer service.

PLANNER

Joe Mangum (704) 353-1908