



Zoning Committee Recommendation

Rezoning Petition 2026-001

August 4, 2026

REQUEST

Current Zoning: ML-1 (Manufacturing & Logistics-1)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, conditional)

LOCATION

Approximately 12.67 acres located south of Mount Holly Road, north of Verde Creek Road, and west of Rhyne Road.
(Council District 2 - Graham)

PETITIONER

MPV Properties & Mission Properties

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

The petition is **inconsistent** with the goals and policies of the *West Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition does not directly facilitate priority goals of the area plan; and
- The petition is not in alignment with the 2040 Policy Map recommendation for the Manufacturing & Logistics Place Type and does not meet Minor Map Amendment Criteria for a change to the Neighborhood 2 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:

- The proposed multi-family stacked apartment development is an appropriate development type for the site as the area is located in a Housing Gap as identified by the *West Outer Community Area Plan and 2040 Comprehensive Plan*.
- The site is located on Mount Holly Road, designated as an arterial street with transit access. The *2040 Comprehensive Plan* calls for multi-family stacked apartment development on arterial streets.
- The site is situated between an activity center at Mount Holly Road and Interstate I-485 and a commercial node serving daily needs at Mount Holly Road and Mount Holly-Huntersville Road.
- The site's location on an arterial street near the Mount Holly Road junction with Interstate I-485 also provides convenient access to employment opportunities.

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Manufacturing & Logistics Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Blumenthal / Gaston
Yeas: Blumenthal, Gaston, Stuart, Russell, Neeley, Millen, and Welton
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *West Outer Community Area Plan*.

Chairperson Welton asked about the width of the railroad right-of-way that was removed from the rezoning plan. Staff stated that the railroad right-of-way is 100 feet from the centerline, for a total width of 200 feet.

Commissioner Blumenthal asked about the staff's analysis noting significant manufacturing and logistics uses adjacent to the property and asked for more information about their location. Staff explained that a rezoning approved several years ago allowed more than 1.2 million square feet of manufacturing and logistics space south of the freight railroad tracks near Rhyne Road, which is currently under construction. Commissioner Blumenthal stated that the area's housing gap, identified in the *Comprehensive and Community Area Plans*, is a more pressing concern than the proximity of manufacturing and logistics uses across the railroad right-of-way. He stated that housing is the highest and best use for this site.

Commissioner Russell asked about the recently developed multi-family development zoned R-17MF (Multi-Family Residential) across Mount Holly Road differs from the proposed rezoning. Staff responded that the existing R-17MF zoning is located adjacent to the proposed Neighborhood Center Place Type at Mount Holly Road and Sonoma Valley Drive and has local street connections to the Neighborhood Center as well as a complete sidewalk network on Mount Holly Road. In contrast, staff noted that the proposed rezoning site lacks a complete sidewalk network or a safe method to cross Mount Holly Road, as there are no signalized intersections or crosswalks to reach the Neighborhood Center or bus stops along Mount Holly Road.

Commissioner Neeley asked whether it would be possible for the developer to construct a sidewalk network and a signalized intersection to allow safe crossing of Mount Holly Road. Staff stated that the petitioner will install a 12-foot multi-use path along Mount Holly Road but gaps will remain in the pedestrian network. Staff also noted that a signalized intersection is planned

at Mount Holly Road and Rhyne Road, but no firm timeline has been established.

Chairperson Welton stated that he discussed the rezoning with the Mecklenburg County Commissioner for the district and visited the site. He stated that the proposed development would provide housing close to jobs and offer convenient access to Interstate I-485, expanding employment opportunities for residents. He also said that on-site co-working space and the proposed market could reduce the number of vehicular trips required to access daily needs.

Chairperson Welton asked about the status of work for the proposed traffic signal at Mount Holly Road and Rhyne Road. CDOT staff stated that CSX is upgrading the rail crossing in preparation for signal installation. Chairperson Welton noted that this section of Mount Holly Road carries approximately 20,000 daily trips and believes the proposed signal will help address traffic concerns. He stated that he reached out to the Charlotte Regional Transportation Planning Organization (CRTPO) and found that Mount Holly Road is classified as "needing assessment," meaning it is not yet scheduled for NCDOT roadway improvements. He added that he spoke with a resident living along Mount Holly Road who shared that traffic can be difficult at certain times of day, requiring them to adjust their schedule.

Chairperson Welton stated that prior to the adoption of the *Community Area Plans*, the site was designated as Neighborhood 1 Place Type, and he disagrees with the Policy Map modification that redesignated the site as Manufacturing & Logistics Place Type.

Staff clarified their recommendation not to approve the rezoning in its current form. They stated that while they are not opposed to residential development, the proposed multi-family apartment project is too intense for the location given current infrastructure constraints.

Commissioner Millen asked whether staff requested that the petitioner revise the residential development type. Staff stated that they asked the petitioner to modify the plan to exclude multi-family apartment development.

There was no further discussion of this petition.

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