



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2024-126

March 4, 2025

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**REQUEST**

Current Zoning: MUDD-O ANDO (Mixed-Use Development District-Optional, Airport Noise Disclosure Overlay), N2-B ANDO (Neighborhood 2-B, Airport Noise Disclosure Overlay) & N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)  
Proposed Zoning: N2-C(CD) ANDO (Neighborhood 2-C, Conditional, Airport Noise Disclosure Overlay)

**LOCATION**

Approximately 11.53 acres located on the north side of Queen City Drive, on the south side of Tuckaseegee Road, and to the east of Sheets Creek.

(Council District 3 - Brown)

**PETITIONER**

Greystar Development East, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 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* recommends the Neighborhood 1 Place Type for the site.

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:

- This section of Tuckaseegee Road is bordered by Neighborhood 1 uses to the north and General Commercial uses to the east and west. The area along Queen City Drive has seen an increase in commercial development. The *Policy Map* revision is supported by the transition being provided from the lower-density single-family homes and the more intense commercial uses.
- The site can serve as a transition between the existing single-family residential neighborhood off Tuckaseegee Road and the entitled commercial developments along Queen City Dr.

- The N2-C zoning district is intended for the development of multi-family dwellings with smaller setbacks and the incorporation of build-to zones.
- The site is located within a ¼-mile of two CATS bus route 8 stops.
- The site is located within a ½-mile walkshed of the Commercial Place Type, with current uses providing access to daily needs and services.
- A 25' Class B landscape yard is required along property lines abutting single-family, duplex, triplex, or quadraplex dwellings.
- The petitioner is proposing a 6' tall opaque fence along the landscape yards to enhance screening measures.
- Access to housing is the highest priority need in this area according to the Equitable Growth Framework Community Reports. The petition could address the housing need with an allowance for 306 new residential units.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to new recommended Neighborhood 2 Place Type for the site.

Motion/Second: Shaw / Neeley  
 Yeas: Neeley, Sealey, Winiker, Blumenthal, Shaw  
 Nays: None  
 Absent: Stuart, McDonald  
 Recused: None

## ZONING COMMITTEE DISCUSSION

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

Chairperson Blumenthal asked staff about the tree save area on the southernmost portion of the site and about the likelihood of NCDOT allowing the connection to Queen City Drive. Planning staff and CDOT expressed a positive outlook on the possibility of connecting to Queen City Drive. Staff highlighted a conditional note on the site plan for the committee, by the issuance of the 155<sup>th</sup> certificate of occupancy, if the petitioner has not been able to access Queen City Drive via Grand Lake Drive, they will provide private driveway access onto Queen City Drive.

There was no further discussion of this petition.

## PLANNER

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