



Zoning Committee Recommendation

Rezoning Petition 2025-069

October 7, 2025

REQUEST

Current Zoning: TOD-M(O) (Transit Oriented Development-Mixed-Use, optional) and TOD-R(O) (Transit Oriented Development-residential, optional)
Proposed Zoning: TOD-M(O) SPA (Transit Oriented Development-Mixed-Use, optional, site plan amendment) and TOD-R(O) SPA (Transit Oriented Development-residential, optional, site plan amendment)

LOCATION

Approximately 3.4 acres located north of Scaleybark Road, east of South Boulevard, and along either side of Sloan Street, Weona Avenue, and Hollis Road.
(Council District 1 - Anderson)

PETITIONER

Northwood Ravin

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:

This petition is found to be **consistent** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Community Activity Center 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:

- This petition is a site plan amendment (SPA) requesting to reduce the minimum square footage of a retail building to 12,000 square feet.
- The subject portion of the site has not yet been redeveloped.
- The TOD-MO (Transit Oriented Development-Mixed-Use, optional) and TOD-RO (Transit Oriented Development-residential, optional) zoning districts from the Legacy Zoning Ordinance do not require a minimum square footage for retail buildings.
- The Community Activity Center (CAC) Place Type encourages retail uses like those included in the development.

- The site is located in a quickly developing area within walking distance of a variety of office, retail, residential, institutional, and recreational uses.
- The site is served by the LYNX Blue Line and is one block from Scaleybark station, two CATS bus routes including the number 12 providing service between the Charlotte Transit Center and Pineville and number 30 providing service between Scaleybark LYNX Blue Line Station and Park Road. The area is also connected through a comprehensive sidewalk network as well as the Rail Trail.
- Overall, the site plan amendment does not alter the previously approved design standards.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods

Motion/Second: Caprioli / Millen

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

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Welton asked about the proposed changes to the street cross section along Scaleybark Road to preserve the mature trees and to what extent the cross section would be implemented. Staff stated that the proposed cross section would most likely only be included along the Scaleybark Road frontage within Parcel L of the site plan. Staff added that the petitioner is planning to submit revised plans by the end of the week for staff review.

There was no further discussion of this petition.

PLANNER

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