



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-092

December 2, 2025

REQUEST

Current Zoning: MX-3 (Mixed-Use, conditional)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)

LOCATION

Approximately 27.82 acres located east of Old Statesville Road, south of West W.T. Harris Boulevard, and west of Old Potters Road.
(Council District 2 - Graham)

PETITIONER

Toll Brothers

**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** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 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:

- This majority of the site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the Policy Map recommendation.
- However, the site is currently zoned MX-3 (Mixed-Use, conditional), per petition 2007-080, and is a portion of a larger site primarily designated as the Community Activity Center Place Type by the *2040 Policy Map* that contains multi-family attached development. This proposal is compatible with the previous MX-3 entitlements.
- The site is located near the intersection of Old Statesville Road and Pete Brown Road and generally in an area with a mix of industrial, commercial, multi-family, and single family uses.
- The petition commits to dedicating a greenway easement to Mecklenburg County Park and Recreation.

- The site is located along the proposed LYNX Red Line commuter rail and is within $\frac{3}{4}$ -mile of the proposed Harris Station.
- The site is located along the route of the CATS number 21 local bus route providing transit access to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development

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

Motion/Second: Millen / McDonald

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

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Gaston asked about the location of the proposed greenway easement to be dedicated to Mecklenburg County Park and Recreation. Staff described the location of the proposed easement as being near the eastern boundary of the site running in an approximate north to south orientation through proposed open space. Staff stated that the greenway easement would tie into planned greenways in the Griffith Lakes Development to the north of the site.

There was no further discussion of this petition.

PLANNER

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