



Zoning Committee Recommendation

Rezoning Petition 2025-104

January 6, 2026

REQUEST

Current Zoning: B-D(CD) (Distributive Business, Conditional),
IC-1 (Institutional Campus), OFC (Office Flex Campus)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 14.9 acres located west of Nations Ford Road,
east of Hebron Street, and south of Arrowood Road.

(Council District 3 - Mayo)

PETITIONER

DR Horton

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 goals and
policies of the *South Middle Community Area Plan* (2025)
based on the information from the staff analysis:

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 petition meets minor map amendment criteria for a place type change to Neighborhood 2 based on the site's acreage, preferred adjacencies, and locational criteria.
- The proposed multi-family attached dwellings would diversify housing options in an area primarily developed with single family detached dwellings and multi-family stacked dwellings.
- The petition site is adjacent to a commercial node and Neighborhood Center Place Type, providing access to goods and services.
- The site is served by CATS bus route 56 along both Hebron Street and Nations Ford, with service to the Arrowood Blue Line Station and Charlotte Premium Outlets.
- The site is located across West Hebron Street from Central Piedmont Community College's Harper Campus.
- The public street network for the area would be extended and expanded as a condition of this petition.

- 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 the Campus and Manufacturing & Logistics Place Types to the Neighborhood 2 Place Type for the site.

Motion/Second: Stuart / Shaw

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

Nays: None

Absent: McDonald

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *South Middle Community Area Plan* (2025).

Chairperson Welton inquired if there would be street trees internal to the site. Staff replied that street trees would be provided along all public streets, which include the two north-south streets and southernmost east-west street. Staff later noted that alleys would be planted at 40' on center.

PLANNER

Joe Mangum (704) 353-1908