



Zoning Committee Recommendation

Rezoning Petition 2025-119

February 3, 2026

REQUEST

Current Zoning: B-1SCD (Business Shopping Center) and MUDD-O (Mixed Use development, optional)

Proposed Zoning: RAC (CD) (Regional Activity Center, conditional)

LOCATION

Approximately 3.87 acres located north of Carnegie Boulevard, west of Sharon Road, and east of Roxborough Road.

(Council District 6 - Owens)

PETITIONER

Hines

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:

The petition is **consistent** with the goals and policies of the *South Middle Area Plan* based on information from the staff analysis and public hearing. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by providing multi-family residential units and a higher concentration of essential amenities, goods, and services in a walkable, activity center environment.

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:

Rationale for Recommendation

- The Carnegie Boulevard corridor is situated within Charlotte's SouthPark Regional Activity Center, a vibrant mixed-use district characterized by mid- to high-rise structures and a blend of commercial, office, multi-family residential, and retail uses. The area promotes pedestrian-oriented development through enhanced infrastructure, including the SouthPark Loop multi-use path, which improves connectivity and supports active transportation.
- The proposed redevelopment at 6601 Carnegie Boulevard aligns with the established character of the area by introducing a mixed-use development that may include multi-family stacked residential units along with integrated ground-floor commercial spaces designed to support and enhance the existing community.

- Ground-floor activation is a key component of the proposal, providing access to goods and services through uses such as office, retail, restaurants/bars, personal services, and fitness facilities, as permitted within the RAC (Regional Activity Center) zoning district. These elements will enhance street-level vibrancy and contribute to a more engaging public realm.
- The site benefits from proximity to existing transit, with two nearby bus stops served by CATS Routes 19, 20, 28, 30, and 57, ensuring convenient accessibility for residents, employees, and visitors.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 5: Safe & Equitable Mobility may be facilitated by upgrading Adair Court to a non-network-required private street, built to public street standards, and with a public access easement for pedestrian, bicycle, and vehicular connections to Colony Plaza Dr. This new connection exceeds UDO requirements. It will give the north/south street connection needed in this area.

Motion/Second: Stuart / McDonald

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

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Welton asked for clarification on how the proposed height limits would apply and the reasoning behind them. Staff explained that the proposed building heights are much taller than what is currently allowed, and the height restriction is intended to keep the new development in scale with the neighborhood's existing character.

They also discussed current zoning entitlements and the area's rezoning history to understand what is already in place and how the proposal fits within that context. Chairperson Welton referenced a previously approved petition that seemed similar, but staff clarified that this proposal exceeds the entitlements of any adjacent approved petitions. This difference prompted the height restriction to maintain the existing character while recognizing that the site is in an activity center and aligns with the place type's intent. Staff emphasized the goal of balancing policy with the realities on the ground.

There was no further discussion of this petition.

PLANNER

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