

Rezoning Petition #: RZP-2026-005

Petitioner: Thurman Brooks

Address: 9253 Statesville Road

Site Development Data:

Date: May 25, 2026

- **Acreage:** ±1.53 acres
- **Tax Parcel #:** 02509211
- **Existing Zoning:** ML-1
- **Proposed Zoning:** CG(CD)
- **Existing Uses:** Commercial
- **Proposed Uses:** Allow all uses permitted by-right and under prescribed conditions in the CG zoning district aside from the prohibited uses listed in the conditions below.

1. Zoning District/Ordinance:

The development and use of the Site will be governed by the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance"). Unless these Development Standards establish more stringent standards, the regulations established under the Ordinance for the CG zoning district shall govern the development and use of the Site. This rezoning shall supersede any prior rezoning petitions for the Site.

2. Permitted and Prohibited Uses:

- a. Allow all uses permitted by-right and under prescribed conditions in the CG zoning district aside from the prohibited uses listed in the conditions below.
- b. The following use shall be prohibited as a principal use on the site:
 - Telecommunications and Data Storage Facility

3. Amendments to the Development Standards:

Future amendments to these Development Standards may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

4. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under these Development Standards will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

5. Existing Development:

The existing commercial development on the Site may remain as currently configured.