

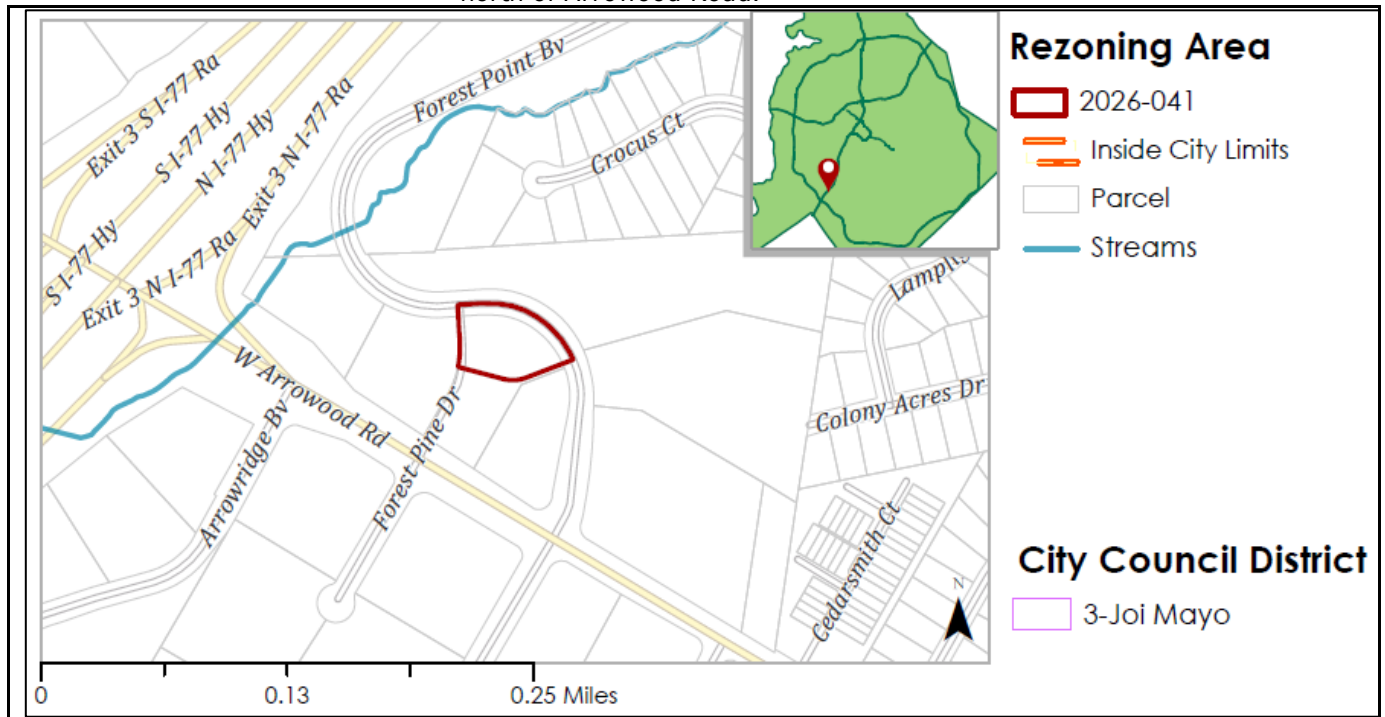
REQUEST

Current Zoning: B-2(CD) (General Business, Conditional)
Proposed Zoning: CG(CD) (General Commercial, Conditional)

LOCATION

Address: 7811 Forest Pine Drive, Charlotte, NC 28217

Approximately 0.88 acres located on the south side of Forest Pine Drive, north of Arrowood Road.



SUMMARY OF PETITION

The petition proposes to allow development of a vacant site near Arrowood Road with up to 8,000 square feet of non-residential uses permitted in CG zoning district.

PROPERTY OWNER

Faison Arrowood Property LTD

PETITIONER

Owl Services

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

The community meeting was held on August 11th and 0 people from the community attended.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of an outstanding issue related to land use.

Plan Consistency

The petition is **consistent** with the goals and policies of the *South Middle Community Area Plan*.

Rationale for Recommendation

- The petition would facilitate development of a vacant site near Arrowood Road and Interstate 485 with commercial uses while prohibiting many of the more noxious uses permitted in the CG zoning district.
- The site is surrounded by commercial uses including restaurants, hotels, and drive-through establishments. The proposed zoning would permit similar uses.
- The petition would allow the site to be developed under UDO standards as opposed to legacy conditional zoning that dates to 1996.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

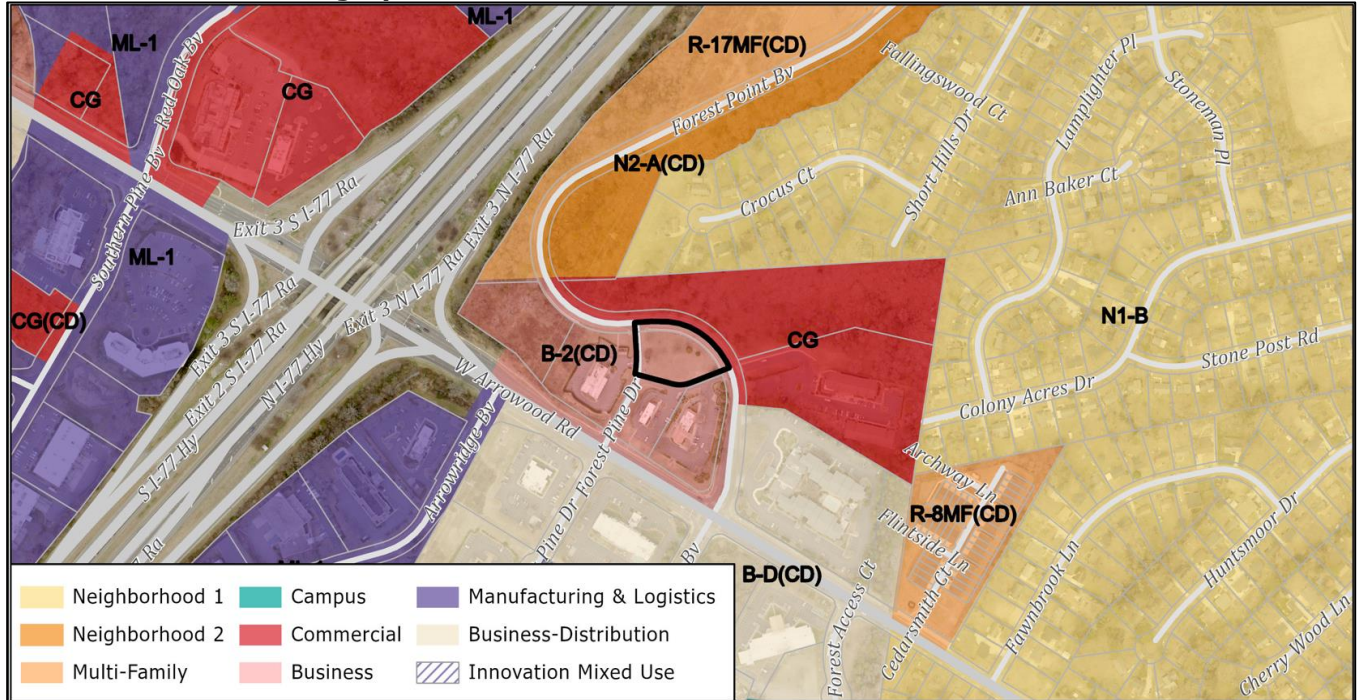
- Existing Zoning:
 - B-2(CD): This legacy zoning district allows for general commercial uses. Conditional rezoning 1996-097 established a street network and other site-specific conditions for this property and a total of 35.92 acres surrounding the site.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.
- Proposed Zoning:
 - CG: This district allows for general commercial uses along intersections and arterial streets, accommodating auto access while also encouraging improvement of the pedestrian environment.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

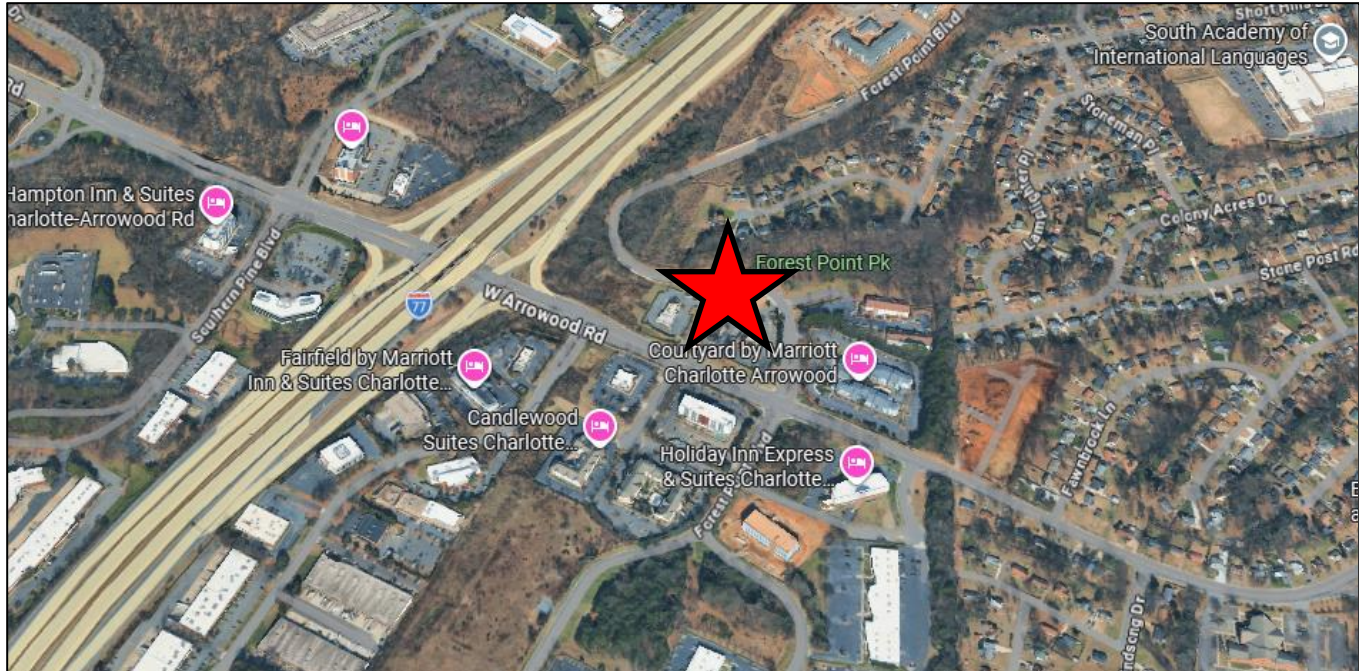
The development standards accompanying this petition contain the following provisions:

- Allows for 8,000 square feet of gross floor area of non-residential uses permitted in the CG zoning district.
- Prohibits the following uses: adult electronic gaming establishment, adult use, amusement facility, animal shelter, beneficial fill site, car wash as principal use, hotel/motel, industrial (craft), nightclub, parking lot as a principal use, self-storage facility (climate controlled), solar farm, vehicle dealership (enclosed or outdoor), vehicle rental (enclosed or outdoor), drug treatment clinic, accessory outdoor storage.

- **Site Context and Imagery**



- This site is zoned B-2(CD) and is surrounded by a mix of commercial and residential zoning districts with CG, N1-B (Neighborhood 1-B), R-17MF(CD) (Multifamily Residential, Conditional), and N2-A(CD) (Neighborhood 2-A, Conditional) to the north and east and B-D(CD) (Distributive Business, Conditional) to the south.



The site, marked by a red star, is surrounded by commercial uses to the south and west along Arrowood Road and residential uses to the north. An undeveloped park property is located to the east across Forest Point Boulevard.



Street view of the site as seen from Forest Point Boulevard.



Street view of single family dwellings to the north of the site across Forest Point Boulevard.



Street view of wooded County-owned property to the east of the site across Forest Point Boulevard.

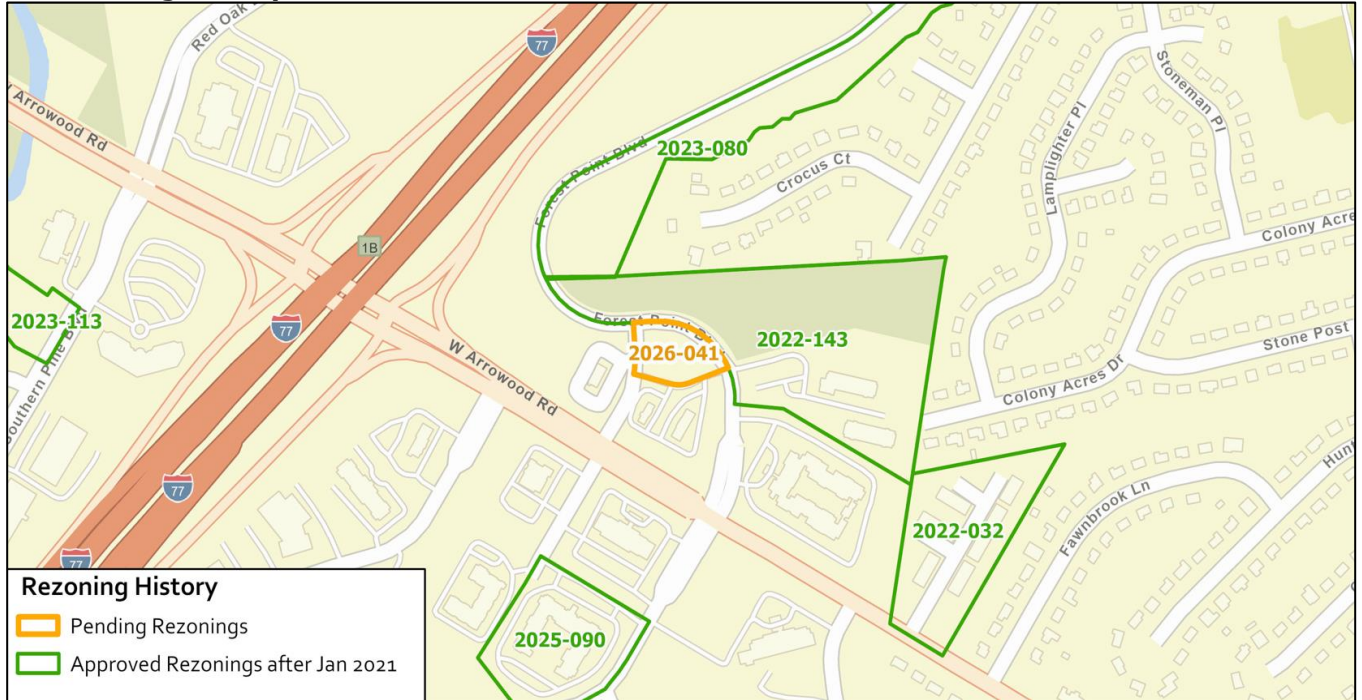


Street view of commercial uses to the south of the site along Arrowood Road.



Street view of commercial uses to the west of the site as seen from Forest Point Boulevard.

• **Rezoning History in Area**



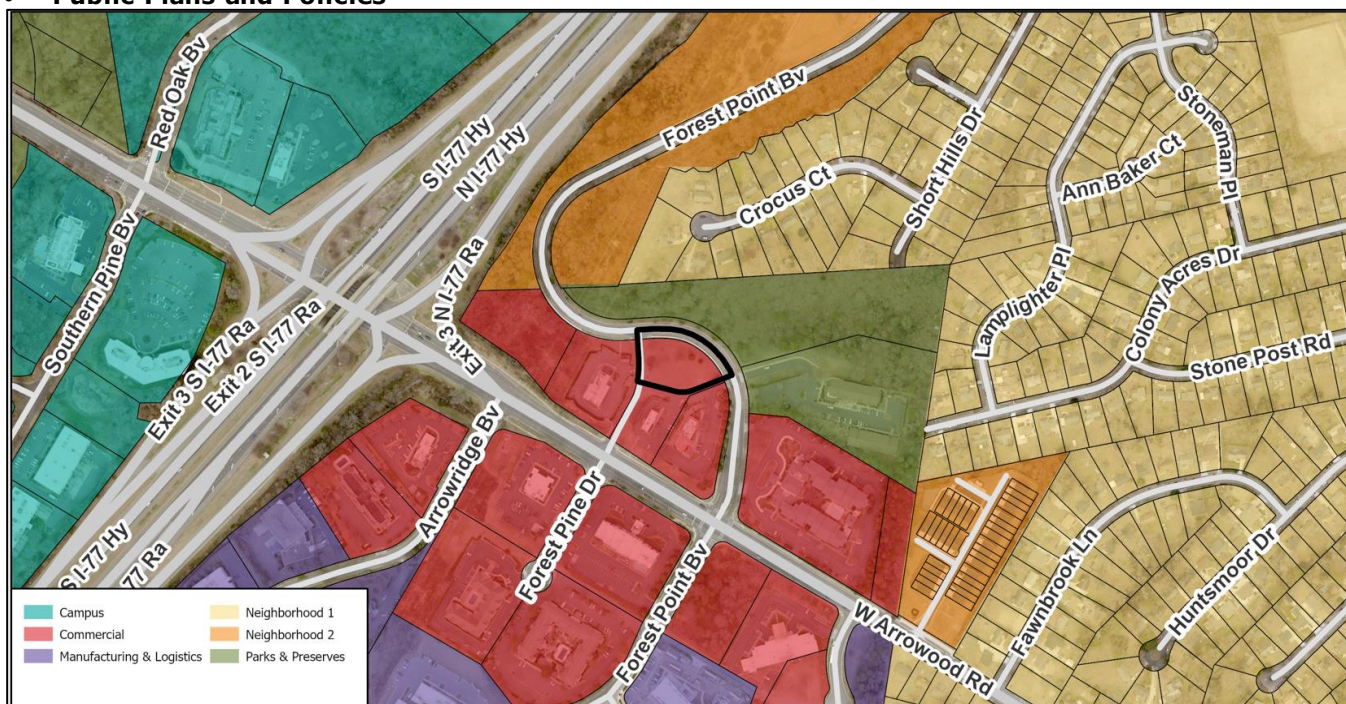
Petition Number	Summary of Petition	Status
2025-090	Rezoned 3.39 acres from B-D(CD) (Distributive Business, Conditional) to IMU(CD) (Innovation Mixed-Use, Conditional) to allow for conversion of a hotel building to multifamily dwelling units.	Rezoning approved, permit application in review (LDCP-2026-00489).
2023-113	Rezoned 1.14 acres from ML-1 (Manufacturing & Logistics 1) to CG(CD) to allow for development of an office.	Rezoning approved, no permit application submitted.
2023-080	Rezoned 19.16 acres from R-9(CD) Single Family Residential, Conditional) to N2-A(CD) (Neighborhood 2-A, Conditional) to allow for 72 multifamily attached dwellings.	Rezoning approved, permit application approved (LDCP-2024-00312), construction completed.
2022-143	Rezoned 9.58 acres from B-2(CD) (General Business, Conditional) to B-2 (General Business) to allow all uses permitted in the B-2 zoning district.	Rezoning approved, no permit application submitted.
2022-032	Rezoned 4.18 acres from R-4 (Single Family Residential) to R-8MF(CD) (Multifamily Residential, Conditional) to allow for 33 townhomes style dwellings.	Rezoning approved, permit application approved (LDCP-2023-00415), construction complete.

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *South Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Commercial Place Type. The proposed rezoning is in alignment with the adopted Commercial Place Type.
 - Commercial places are primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.

• INFRASTRUCTURE COMMENTS**• Charlotte Department of Transportation**

- The site is located adjacent to Forest Point Boulevard, a City-maintained major collector, north of West Arrowood Road, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
- SIA – Arrowood/Forest Point Intersection
 - Upgrade ADA ramps, sidewalk, pedestrian signals, and bus stops.
 - Project Phase: Design
 - Estimated Start Date: Summer/Fall 2026
 - Estimated Completion Date: TBD
 - CDOT PM: Matt Magnasco
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 787 trips per day (based on 13,200 SF commercial).
 - Proposed Zoning: 567 trips per day (based on 8,000 SF commercial).

• Storm Water Services

- **Considerations:**
 - No comments submitted.

• Charlotte Water

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Forest Point Blvd.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Forest Point Blvd.
- **Considerations:**
 - No outstanding issues.

• Charlotte-Mecklenburg Schools

- Nonresidential petitions do not impact the number of students generated.
 - No comments submitted.

• Charlotte Area Transit System

- **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGLand Use

1. Add telecommunications and data storage facility and vehicle repair facility (minor) to list of prohibited uses.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908