

# City Council



# Rezoning: P25-01

*February 24, 2025*



**Owner:** Moore Enterprises Inc.

**Applicant:** George Rose

**Request:** SF-6 to CC

**Location:** 6105 A Yadkin Road

**Acreage:** 11.31 acres +/-

**District:** 4

**REID #:** 0409206960000





**Aerial Notification**

Case #: P25-01

REQUEST: SF-6 to CC

LOCATION: 6105 A Yadkin Road  
(0409206960000)



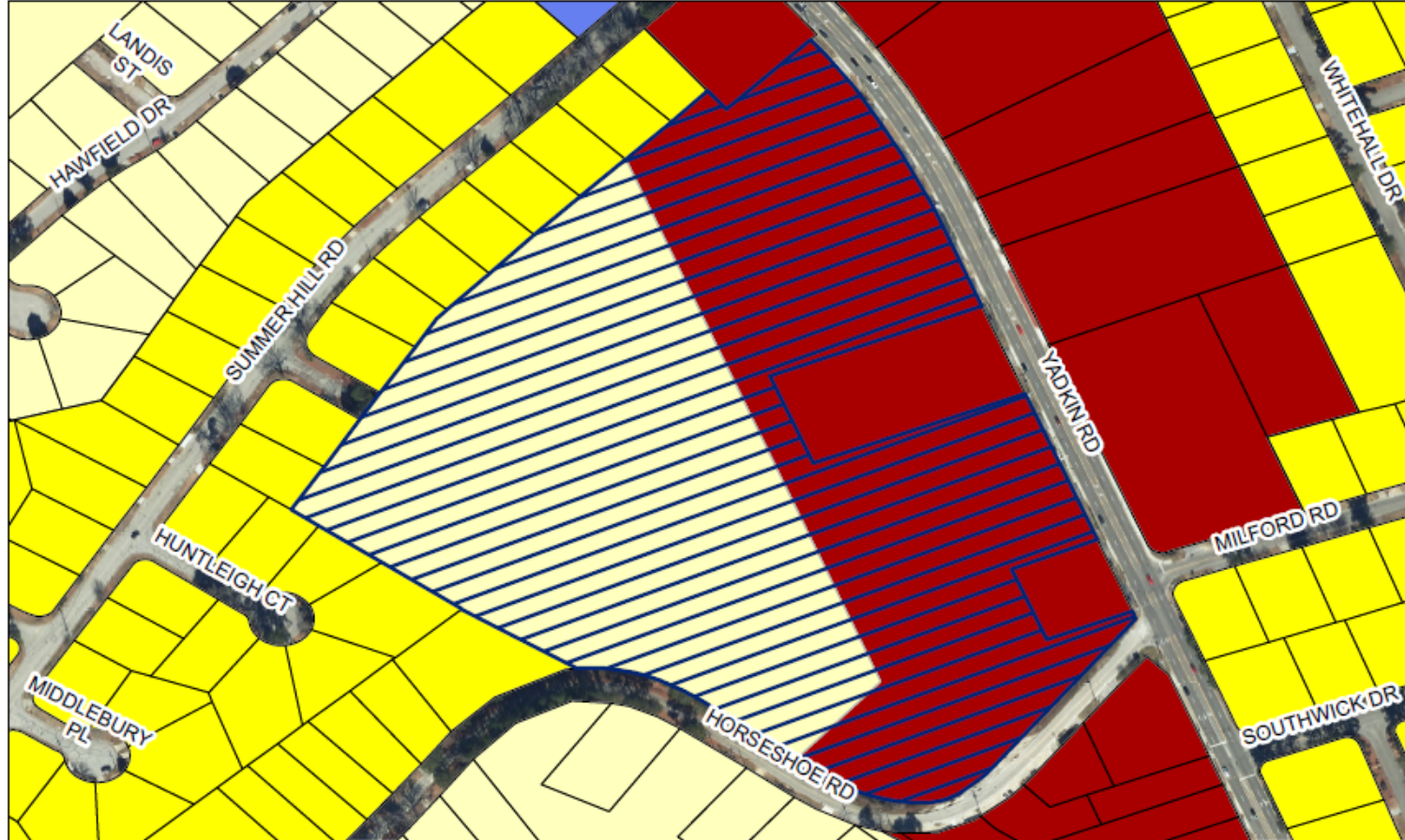
P25-01 Buffer



P25-01

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.










**Current Zoning**

Case #: P25-01

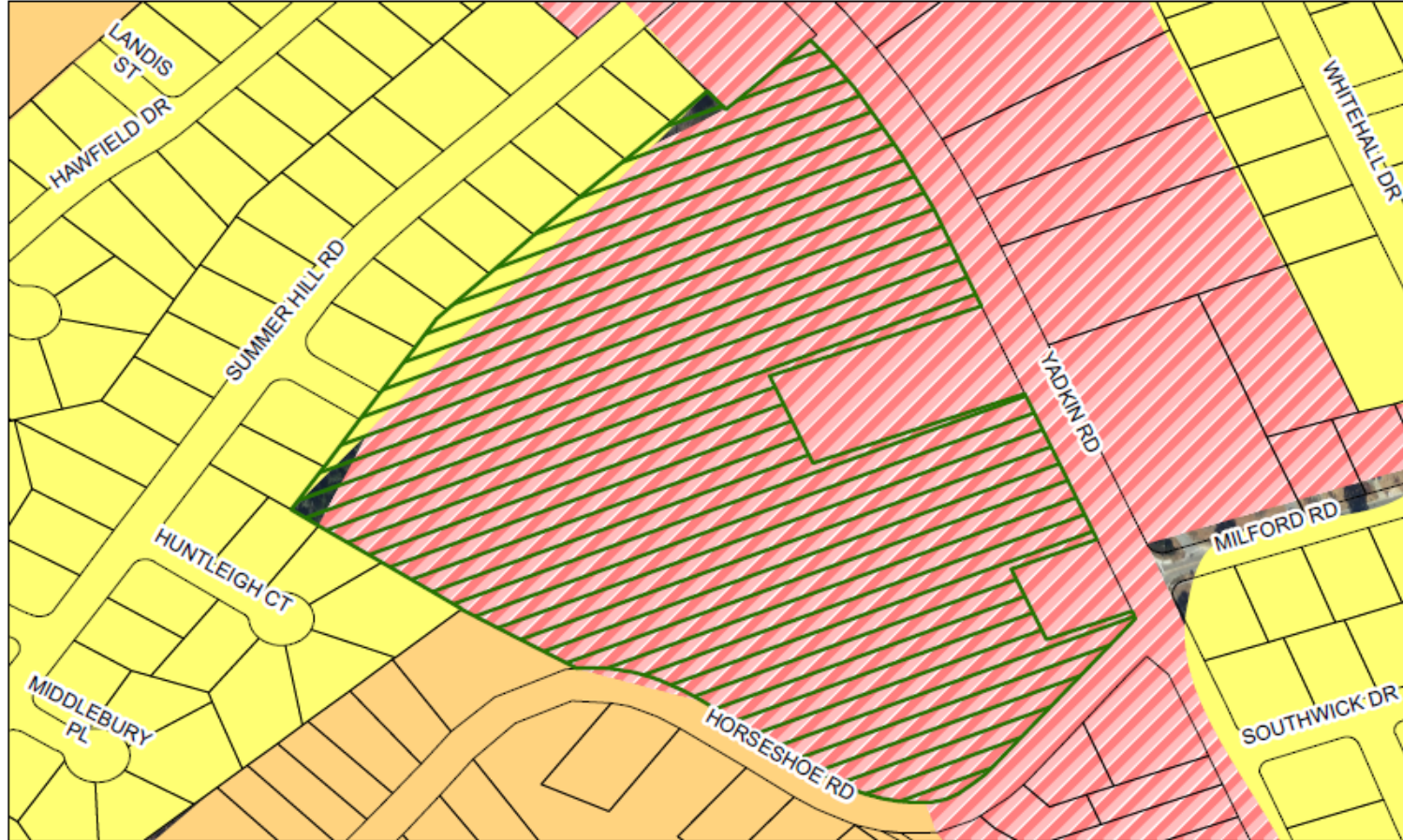
REQUEST: SF-6 to CC

LOCATION: 6105 A  
Yadkin Road (0409206960000)

-  P25-01
-  CC - Community Commercial
-  OI - Office & Institutional
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10

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**Future Land Use**

Case #: P25-01

REQUEST: SF-6 to CC

LOCATION: 6105 A  
Yadkin Road (0409206960000)



P25-01



LDR - LOW DENSITY



MDR - MEDIUM DENSITY



CSR - COMMERCIAL STRIP REDEVELOPMENT

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

N







- Previous rezoning request (14 acres from SF-6 to CC) withdrawn for partial property focus.
- Split-rezoning persists: CC (Yadkin Road Frontage), SF-6 (remaining land).
- 2040 Comprehensive Plan recommends Heavy Commercial (Yadkin Road) and Medium-Density Residential.
- Previous rezoning aimed at resolving nonconforming auto repair use and promoting commercial redevelopment.





- 11.31-acre rezoning area bordered by:
  - SF-10 properties (west/south).
  - Horseshoe Road (south/east).
  - CC properties along Yadkin Road (north).



- From Single-Family Residential 6 (SF-6) to Community Commercial (CC).
- CC District supports medium- to high-intensity retail, service, and office uses.
- Encourages mixed-use and higher-density residential development.
- 2040 Future Land Use Plan goals:
  - Strategic investment in infrastructure and nodes.
  - Redevelopment of commercial strips with mixed-use integration.
  - Context-sensitive, walkable designs.
- Proposed rezoning supports strategic, compatible growth and redevelopment.

- Aligns with the 2040 Plan for commercial use and growth.
- Reflects changing economic and housing demands in the Fort Liberty area.
- Supports community needs:
  - Affordable housing with multi-family options.
  - Expanded commercial opportunities along Yadkin Road.



- Compatible with existing CC properties along Yadkin Road.
- Logical extension of CC zoning, fostering cohesive development.
- Mitigates adverse impacts:
  - Prevents strip-style and isolated zoning.
  - Ensures compliance with stormwater, parking, and landscaping standards.



- Strategic alignment with the 2040 Plan for Growth and Redevelopment.
- Enhances flexibility for housing and commercial use.
- Supports economic and social goals along Yadkin Road Corridor.
- Approval is recommended for responsible community growth.



The Zoning Commission and Professional Planning Staff recommend that the City Council APPROVE the map amendment to CC based on the following:

- The proposed zoning map amendment does implement the policies adopted in the Future Land Use Plan (FLUP) and those policies found in the Unified Development Ordinance (UDO);
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property;
- No other factors will substantially affect public health, safety, morals, or general welfare.

1. The City Council moves to approve the map amendment to CC as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended).
2. The City Council moves to approve the map amendment to a more restrictive zoning district based on the evidence submitted and finds that it would be consistent with the Future Land Use Plan and an amended consistency statement.
3. The City Council moves to deny the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



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