

# City Council



# ZONING CASES

*May 26, 2026*



**Owner:** Gilbert, Kimberly (m.n. Franco)

**Applicant:** Gilbert, Kimberly (m.n. Franco)

**Request:** Rezone from Single Family 10 (SF-10) to Office & Institutional (OI)

**Locations:** 2025 Hope Mills Road

**Acreage:** 0.31

**District:** 5 – Lynne Greene

**REID #:** 0416123213000







**Aerial Map**  
Case #: P26-10

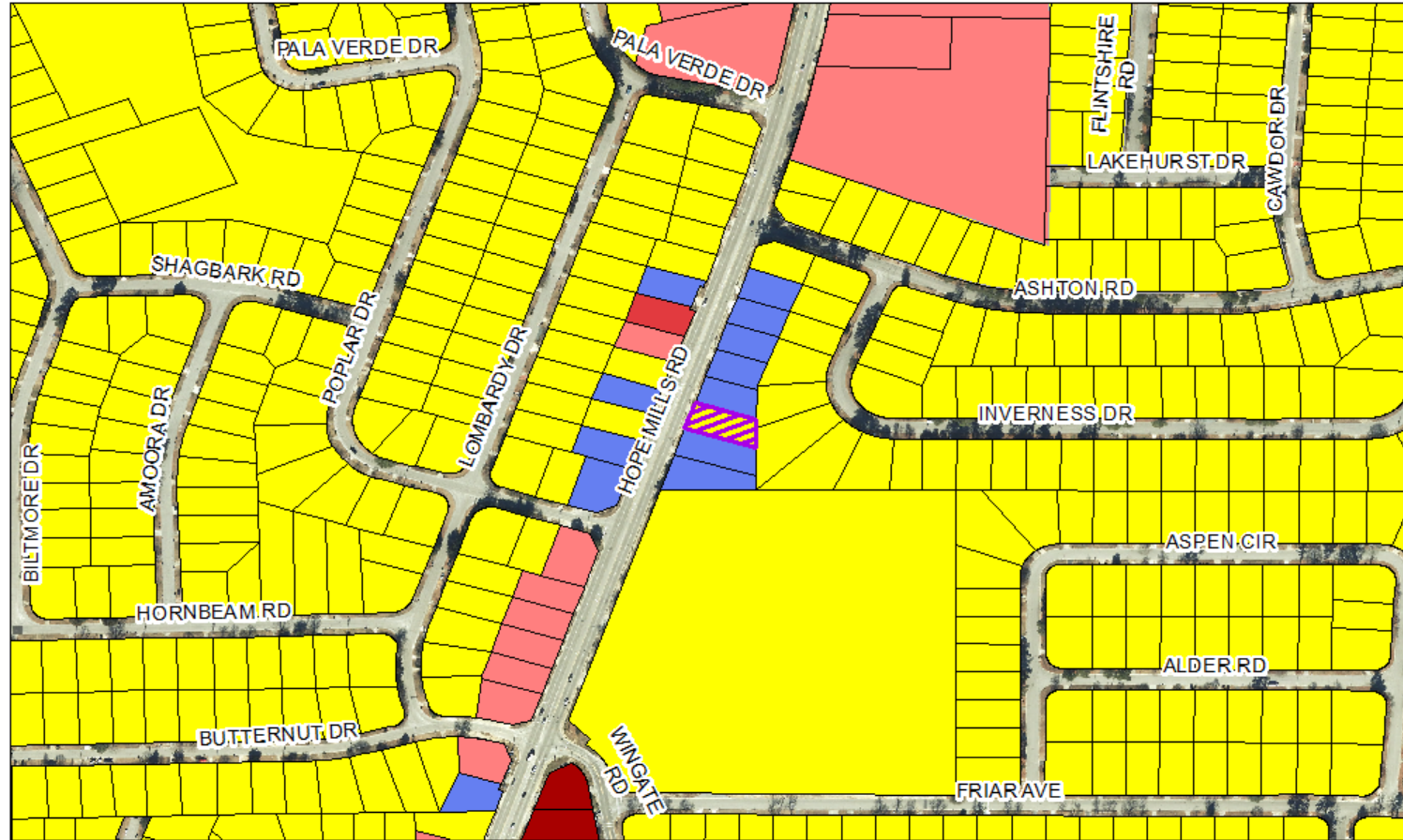
Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.

REQUEST: Rezone from SF-10 to O&I

LOCATIONS: 2025 Hope Mills Rd (0416123213000)

-  P26-10 Buffer
-  P26-10





### Current Zoning Map

Case #: P26-10

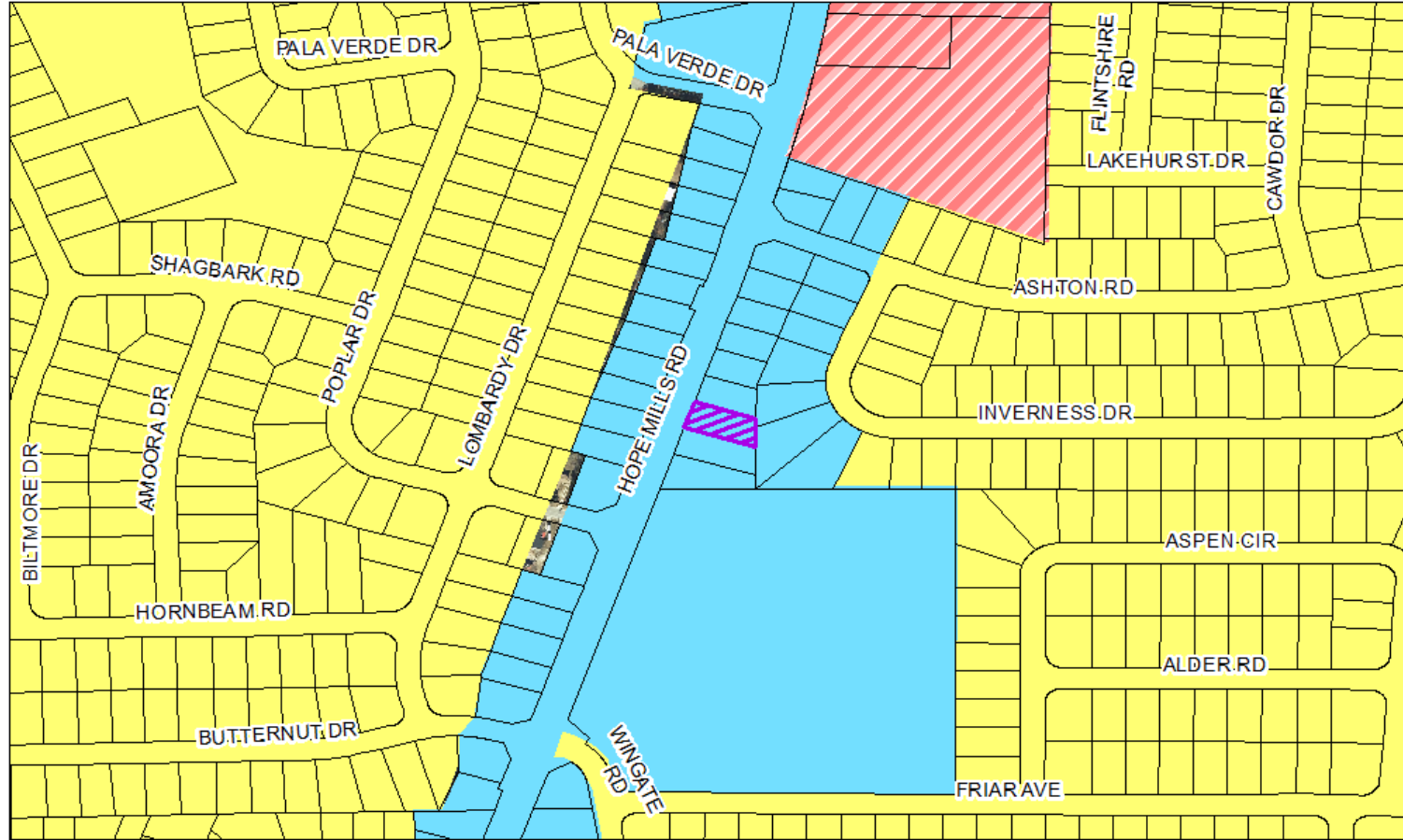
REQUEST: Rezone from SF-10 to O&I

LOCATIONS: 2025 Hope Mills Rd (0416123213000)

-  P26-10
-  CC - Community Commercial
-  LC - Limited Commercial
-  NC - Neighborhood Commercial
-  OI - Office & Institutional
-  SF-10 - Single-Family Residential 10

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









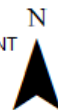
**Future Land Use Map**  
Case #: P26-10

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

REQUEST: Rezone from SF-10 to O&I

LOCATIONS: 2025 Hope Mills Rd (0416123213000)

-  P26-10
-  LDR - LOW DENSITY
-  CSR - COMMERCIAL STRIP REDEVELOPMENT
-  OI - OFFICE / INSTITUTIONAL





# Surrounding Properties



- The Zoning Commission and the Professional Planning Staff recommends that the City Council move to **APPROVE** the proposed map amendment from Single Family 10 (SF-10) to Office & Institutional (OI) for the approximately 0.31 acres located at 2025 Hope Mill Road.
- The proposed zoning map amendment is consistent with the Future Land Use Plan which designates the subject property for Office & Institutional - the requested zoning district.
- The range of potential (OI) uses, when accounting for dimensional limitations and UDO requirements, is suitable to the overall and mixed-use area context.



## **1. Approve (Recommended Action):**

Approval of the zoning map amendment from SF-10 to OI for the subject parcels - find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency and reasonability statement.

## **2. Approve to a More Restrictive District:**

Approval of the zoning map amendment from SF-10 to a more restrictive zoning district - one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency statement.

## **3. Denial of Map Amendment:**

Denial of the proposed map amendment - find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context

