



Zoning Committee Recommendation

Rezoning Petition 2025-027

June 2, 2026

REQUEST

Current Zoning: N1-B (Neighborhood 1-B) and CG (General Commercial)

LOCATION

Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)

Approximately 5.38 acres located east of Valleydale Road, north of Summerville Road, and south of Goodman Road.
(Council District 2 - Graham)

PETITIONER

Mission City Church and Freedom Communities

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 *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by providing a broader range of housing types. The plan includes primarily quadplexes, with some duplex and triplex units, the goal remains pertinent given that the surrounding area is predominantly single family in character.
 - 3: Housing Access for All may be facilitated by providing conditions that all housing units will be House Charlotte eligible and all dwellings will be deed restricted to ensure affordability for a minimum seven (7) year period; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Commercial Place Type but meets Minor Map Amendment Criteria for a change to the Neighborhood 2 Place Type.

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:

- The site is designated as the Commercial Place Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is not aligned with the

Policy Map recommendation. However, the site is adjacent to an existing commercial area and would provide additional population with convenient access to goods and services.

- The plan limits building forms to quadraplexes, which are compatible with the Neighborhood 1 Place Type. The petitioner also commits to setbacks, landscape yards, and open spaces that exceed ordinance requirements adjacent to abutting Neighborhood 1 Place Types. These features will help transition from the Commercial Place Type along Valleydale Road to the surrounding Neighborhood 1 areas.
- All dwellings will be House Charlotte eligible, and all dwellings will be deed restricted for a minimum of 7 years to ensure affordability. The House Charlotte program is an initiative by the City of Charlotte aimed at making homeownership more accessible for low to moderate-income families by providing down payment assistance for properties that are \$365,000 or less.
- The proposed development will gain access from Summerville Road, adjacent to the existing commercial uses, which helps limit disturbance to the surrounding Neighborhood 1 development. Valleydale Road is designated as a 2+ Lane Avenue on the Charlotte Streets Map and is classified as an Arterial Street by the Unified Development Ordinance (UDO).
- The site abuts retail and commercial uses along Valleydale Road that provide neighborhood serving goods and services and is designated as a Commercial Place Type. The Neighborhood 2 Place Type serves as a transition between higher intensity commercial development and lower intensity residential development.
- The petition proposes to dedicate a greenway easement to Mecklenburg County Park and Recreation. The site is located along the route of the number 1 CATS local bus providing service between Callabridge Common shopping center and the Charlotte Transportation Center.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Commercial Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Stuart / Caprioli

Yeas: Stuart, Caprioli, McDonald, Millen, Shaw, and Welton

Nays: None

Absent: Gaston

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairperson Welton stated that he was happy to hear that no parking signage would be installed, as this addresses a concern raised by the community during the public hearing.

Commissioner Shaw asked about the process for installing no parking signs and whether residents can request them. Staff explained that the community had expressed a desire for no parking signage on Summerville Road and Oak Street. The petitioner coordinated directly with CDOT to determine appropriate locations for the parking restrictions from a safety and traffic-flow perspective.

Commissioner Millen asked whether the proposed dwelling units will be for sale or for rent. Staff noted that zoning does not consider ownership status. However, the petitioner has committed to providing an entirely for sale product on the site, with units deed restricted to maintain affordability for 7 years. Commissioner Shaw added that, as noted at the public hearing, 10 percent of the units will be sold at cost.

Commissioner Millen then asked why the petitioner is proposing a 7-year deed restriction. Staff stated that, according to the petitioner's explanation at the public hearing, the 7-year term is intended to allow homeowners to build equity in their homes.

There was no further discussion of this petition.

PLANNER

Maxx Oliver 704-336-3571