



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2026-026

September 1, 2026

REQUEST

Current Zoning: N2-B (Neighborhood 2-B)
Proposed Zoning: N2-A (Neighborhood 2-A)

LOCATION

Approximately 2.81 acres located north of Mineral Springs Road, east of North Graham Street, and west of Century Oaks Lane. (Council District 4 - Johnson)

PETITIONER

Nativity of the Holy Virgin Orthodox Church

**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:

This petition is found to be **consistent** with the goals and policies of the *North Middle & Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the *2040 Policy Map* recommendation for 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 a Neighborhood 2 Place Type by the *North Middle & Outer Community Area Plan* and the *2040 Policy Map*. The request is in alignment with the site's Place Type designation and Community Area Plan goals.
- The proposed zoning represents a slight decrease in intensity over the existing N2-B entitlements.
- The N2-A district permits religious institutions and their accessory uses.

This zoning designation is well-suited for areas like this that are less urban in character but in proximity to commercial areas and major transportation corridors.

Motion/Second: Gaston / Neeley

Yeas: Welton, Blumenthal, Gaston, Russell, Millen, Neeley

Nays: None

Absent: Stuart

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairperson Welton asked why the petition proposed a downzoning to N2-A. Staff explained that the N2-A district offers more flexible parking requirements. They also noted, however, that the recently enacted House Bill 162 removes mandatory off-street parking minimums.

There was no further discussion of this petition.

PLANNER

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