



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2026-028

September 1, 2026

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics-2)
Proposed Zoning: NC(CD) (Neighborhood Center, conditional)

LOCATION

Approximately 21.25 acres located east of Hawthorne Lane,
north of Central Avenue, and west of Pecan Avenue.
(Council District 1 - Anderson)

PETITIONER

Barnhardt Manufacturing Co.

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

- The petition may facilitate the following priority goal of
the area plan: 4: Trail & Transit Oriented Development
by transitioning the zoning at a site that contains future
CityLYNX Gold Line infrastructure from Manufacturing &
Logistics to an activity center zoning designation that is
proposed to contain a mix of uses
- The petition is in alignment with the *2040 Policy Map*
recommendation for the Neighborhood Center 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 proposed rezoning is reasonable and in the public
interest because the site is located within an area
designated as the Neighborhood Center Place Type on
the *2040 Policy Map*. The proposal is consistent with
the goals and policies of the *Northeast Inner
Community Area Plan*.
- The *2040 Comprehensive Plan* calls for Neighborhood
Center Place Type to be pedestrian and bicycle friendly
areas where nearby residents can access daily goods
and services within a short walk, bike, transit trip, or
drive.

- The planned CityLYNX Gold Line Phase 3 extension will run through the site, with a future station located within its boundaries. The petitioner has committed to constructing a new public street that will serve as the right-of-way for the Gold Line extension and to coordinating with the Charlotte Area Transit System (CATS) to minimize utility conflicts and relocations.
- The plan commits to developing at least 20,000 square feet of nonresidential space to ensure a mix of uses. It prohibits certain uses, such as gas stations, auto repair shops, and auto dealerships, that would be incompatible with the walkable, mixed-use, and transit-oriented vision for the site.
- The plan includes one or more pocket parks of at least one-half acre, to serve as publicly accessible open space.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by proposing a mixed-use development that may include multi-family stacked residential and include a minimum of 20,000 square feet of non-residential uses, which could help provide goods, services, and amenities within close proximity to residents.

Motion/Second: Blumenthal / Millen

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

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Russell asked for clarification on Mecklenburg County Park and Recreation's request for a one-acre park site. Staff explained that Park and Recreation typically asks for a certain percentage of rezoning sites to be dedicated for new park land. Staff further clarified that the outstanding Park and Recreation issue is a request, not a requirement.

Commissioner Blumenthal noted that he had discussed open space commitments with the petitioner. He stated that the petitioner is providing two acres of on-site open space, including one acre of dedicated public open space.

Commissioner Russell then asked for clarification regarding Storm Water's outstanding issue. Staff stated that Storm Water often requests that notes regarding proposed improvements be added to rezoning plans. Staff clarified that storm water improvements are requirements of the Unified Development

Ordinance (UDO) and must be followed regardless of whether those improvements are stated on the rezoning plan.

Commissioner Blumenthal asked staff to elaborate on the outstanding issues related to site and building design. Staff explained that they have requested minimum dimensions for the on-site open space and that the petitioner specify the intended mix of uses through square footage or percentage commitments.

Commissioner Blumenthal characterized the rezoning as preemptive, noting that redevelopment is not currently proposed. He felt that the city's Land Development processes will ensure compliance with all applicable development standards.

Commissioner Russell agreed and stated he was primarily seeking clarification about Storm Water's request for additional commitments at this time.

Chairperson Welton asked whether any community members had contacted staff. Staff reported that they have received no correspondence regarding this rezoning. Chairperson Welton advised community members to reach out directly to the petitioner team.

There was no further discussion of this petition.

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PLANNER