



Zoning Committee Recommendation

Rezoning Petition 2026-031

September 1, 2026

REQUEST

Current Zoning: N1-C (Neighborhood 1-C)
Proposed Zoning: NC(CD) (Neighborhood Center, Conditional)

LOCATION

Approximately 0.48 acres located south of Moravian Lane, west of Providence Road, and east of Hermitage Road.
(Council District 6 - Owens)

PETITIONER

Charlotte Pipe and Foundry 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 **inconsistent** with the goals and policies of the *South Inner Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition does not facilitate the priority goals of the *South Inner Community Area Plan*.
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type and does not meet Minor Map Amendment Criteria for a change to the Neighborhood Center Place Type.

However, we find this petition to be unreasonable and not in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition's proximity to the Neighborhood Center place type.
- The petition's immediate adjacency to the existing mix of uses along Moravian Lane.
- The petition does not negatively impact housing and the City's broader housing initiative.
- The petition's site plan and conditional notes exceed city standards and addresses stormwater concerns.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood Center for the site.

Motion/Second: Neeley / Gaston

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 inconsistent with the *South Inner Community Area Plan*.

Commissioner Russel expressed that he felt conflicted about the petition, acknowledging the rationale for both approving and denying it. He highlighted the property owner's need for additional parking, along with petition conditions such as a potential walking trail that supports pedestrian-friendly objectives. Commissioner Russel also shared concerns about the city's history of land use planning and stated that he did not want to perpetuate past patterns. He noted that the site's location within an existing single-family neighborhood is not ideal for the proposed use.

Chairperson Welton stated that he conducted a site visit and discussed the existing characteristics of the surrounding area. He referenced the *2040 Policy Map*, observing that the site is located in an area of transition with a mix of uses and likely future change. Commissioner Welton also noted that several of the petition's conditions help mitigate community concerns, including stormwater runoff.

Commissioner Blumenthal asked Staff for additional detail regarding community input, referencing a similar by-right project involving a duplex. He commented that although such a project could address housing supply concerns, the community still found it undesirable. He noted an interest in understanding how this petition relates to that context, particularly the role community feedback plays in shaping a petition. Staff referred the question to the petitioner, and the meeting was briefly suspended for the petitioner's comments.

The petitioner shared feedback gathered from multiple community meetings, stating that residents expressed concerns about stormwater runoff, light pollution, and a general lack of support for developing the vacant lot with a multi-unit structure. The petitioner further described the intent of the rezoning and explained how community input was incorporated into the site plan and conditional notes.

Commissioner Neeley asked whether alternative plans had been considered for the lot or if the parking lot was always the intended use. The petitioner confirmed that the parking lot was always the plan.

Chairperson Welton asked about the alley located along the eastern property line and how it relates to potential site connections between the petition site and the existing Charlotte Pipe and Foundry Company property. The petitioner explained

the envisioned connectivity and access. Staff clarified that the two sites would not have direct access to one another.

Commissioner Millen requested clarification on the types of vehicles expected to use the parking lot, asking whether they would be standard passenger vehicles versus industrial work vehicles. The petitioner stated that only standard vehicles would use the lot, as it is intended to serve an educational building rather than a manufacturing or distribution facility.

Chairperson Welton asked one final question regarding site access, specifically whether the lot would be open to the public or gated. The petitioner noted that the property owner has not ruled out a gate but has not made a final determination. The petitioner also clarified that the lot is intended to serve as overflow parking for Charlotte Pipe and Foundry Company rather than a general public parking facility.

After the meeting resumed, Chairperson Welton made a concluding comment referencing existing development patterns in the area and the variety of housing and business types present, including single-family homes, businesses, and quadraplexes.

There was no further discussion of this petition.

Sheighla Tippet (980) 384-4632

PLANNER