



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 1.53 acres located on the north and south side of 28th Street and the east side of North Church Street, west of North Tryon Street.  
(Council District 1 - Anderson)

**PETITIONER**

Church-Overlook, LLC

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**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 and inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* calls for Neighborhood Center; and
- The *2040 Policy Map* calls for Neighborhood 2.

However, 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:

- Located along W. 28th Street and N. Church Street, this rezoning is in an area that has historically been used for various light industrial and commercial uses. However, this area is becoming an activity center and in particular the N. Tryon corridor just east of the site is a hub of renewed commercial and mixed-use developments servicing nearby residents.
- This site and the broader area are within the North Graham Street/North Tryon Street (NGNT) Corridor of Opportunity Area (COO). One of six such identified corridors in Charlotte, the COO program aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that may better align with the goals of the NGNT

Corridor.

- The Neighborhood Center district allows for a range of residential, commercial, and office uses and supports pedestrian-friendly environments. This petition commits to prohibit the more auto-centric uses typically allowed in the NC district such as gas stations or vehicle repair facilities. Additionally, new development on the site would facilitate improvements to sidewalk infrastructure; when paired with the prohibited uses outlined in the plan, this petition furthers the goal of improved pedestrian experiences in this area.
- This proposal is consistent with the portion of the *2040 Policy Map* that calls for Neighborhood Center. Although the two parcels along the north side of W. 28th Street are recommended for the Neighborhood 2 Place Type, that designation does not reflect the existing use, entitlements, or the intended future uses in this area given the adjacency to existing commercial establishments and desire for goods and services that may support residential areas to the west. A change in Place Type to Neighborhood Center for a portion of the site is merited and in alignment with surrounding development patterns.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods.

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

Motion/Second: Sealey / Shaw  
 Yeas: Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart  
 Nays: None  
 Absent: Neeley  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent and inconsistent with the *2040 Policy Map*.

Chairperson Blumenthal expressed support of the prohibited uses listed in the plan’s conditional notes.

There was no further discussion of this petition.

**PLANNER**

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