



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-055

September 3, 2025

REQUEST

Current Zoning: Current Zoning: NS (Neighborhood Services).
Proposed Zoning: NC(CD) (Neighborhood Center, conditional)

LOCATION

Approximately 0.52 acres located north of Parkwood Avenue,
east of Allen Street, and west of Pegram Street.

(Council District 1 - Anderson)

PETITIONER

Porcha Thomas

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

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type.

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:

- The petition is inconsistent with the *2040 Policy Map* recommendation for the Neighborhood Center (NC) Place Type, the current Neighborhood Services (NS) zoning district permits a range of uses that are consistent with those allowed uses under the NC district. The Neighborhood Center Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential.
- This petition is appropriate and compatible with the surrounding uses and the Neighborhood Center Place Type designation as it creates an opportunity to fill a need for access to essential amenities, goods, and services in an area that has been identified as lacking access to amenities by the *2040 Comprehensive Plan*.

- The site is within 1/3-mile of the Little Sugar Creek Greenway within 1/2-mile walk of the Parkwood Lynx Blue Line station.
- The site is located along the route of the CATS number 4 local bus providing transit access between the Sugar Creek LYNX Blue Line station and the Charlotte Transportation Center (CTC).
- 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 the Neighborhood 1 Place Type to the Neighborhood Center Place Type for the site.

Motion/Second: McDonald / Millen
 Yeas: Welton, McDonald, Millen, Stuart, Caprioli, Shaw
 Nays: None
 Absent: Gaston
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Welton requested clarification for the purpose of the dormitory and group home use being prohibited. Staff explained that staff themselves did not specifically identify the dormitory and group homes uses as prohibited. The list of prohibited uses reflects the intent of the petition and their proposal which is an adoptive reuse of an existing structure for neighborhood commercial serving businesses that align with the NC district.

Chairperson Welton followed up for clarification on the height limitation as well.

Staff highlighted the community concern for building height in the immediate area and the purpose of the height limitation is to mitigate those community concerns and note sensitivity to existing adjacent development which doesn't exceed 40'.

There was no further discussion of this petition.

PLANNER

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