Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-027

September 3, 2025

REQUEST	Current Zoning: N1-B (neighborhood 1-B) and CG (general commercial) Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)
LOCATION	Approximately 4.77 acres located east of Valleydale Road, north of Summerville Road, and south of Goodman Road. (Council District 2 - Graham)
PETITIONER	Mission City Church and Freedom Communities

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-2 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 site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map.* The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the *Policy Map* recommendation.
- The plan limits building forms to quadraplexes, which is compatible the Neighborhood 1 Place Type. The petitioner also commits to setbacks, landscape yards, and open spaces that are greater than ordinance requirements adjacent to abutting Neighborhood 1 Place Types. These features will help transition from the Commercial Place Types along Valleydale Road to the Neighborhood 1 areas around the site.
- All dwellings will be House Charlotte eligible, and all dwellings will be deed restricted for a minimum of 7 years to ensure affordability. The House Charlotte program is an

initiative by the City of Charlotte aimed at making homeownership more accessible for low to moderate-income families by providing down payment assistance for properties that are $365,000 or less.
- The proposed development gains access from Valleydale Road via an extension of Goodman Road. Valleydale Road is designated by the *Charlotte Streets Map* as a 2+ Lane Avenue and considered an Arterial Street by the UDO.
- The site is abutting retail and commercial uses, along Valleydale Road, that provide some neighborhood serving goods and services and is designated as a Commercial Place Type. The Neighborhood 2 Place Type serve as a transition between higher intensity commercial developments and lower intensity residential development.
- The Petition proposes to dedicate a greenway easement to Mecklenburg County Park and Recreation.
- The site is located along the route of the number 1 CATS local bus providing service between Callabridge Common shopping center and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
    - 2: Neighborhood Diversity & Inclusion
    - 3: Housing Access for All

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 2 Place Type for the site.

Motion/Second:	McDonald / Stuart
Yeas:	McDonald, Millen, Stuart, Shaw
Nays:	Caprioli, Welton
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*.

Commissioner Shaw mentioned a number of community inquiries regarding the site and requested clarification about the community input staff has been receiving and staff's stance and/or control of the proximity of the road to the existing homes adjacent to the proposed development.

Staff clarified the existing right-of-way is not expanding of the rezoning boundary where adjacent to the existing homes, but the street will be brought up to public road standards as requested by CDOT within the parameters permitted by the rezoning process. Staff also clarified requests can be made to the petitioner, but staff does not have to jurisdiction to require site elements that are not enforced by the Unified Development Ordinance.

Commissioner Caprioli inquired about CDOT's role in the location and implementation of a singular access to the site bringing up concerns of safety such as for fire access.

CDOT clarified the restraints of state law on the site and the efforts made by the petitioner towards the surrounding community and how it played a role in the site design regarding access. Similarly, CDOT reiterated their abilities and limitations regarding requesting and/or requiring site design elements, the Unified Development Ordinance, and rezoning process.

Chairperson Welton followed up requesting clarification on how emergency vehicles will have access.

Staff clarified they do not have the ability or foundation to create that change based on current standards and conditions, as well as, what falls under the rezoning process. That said, staff confirmed fire has reviewed the petition and will review it again during permitting to ensure minimum standards are met for emergency vehicle access, but that there were no outstanding issues for the petition.

Commissioner McDonald highlighted the need for affordability in the area and shared her support of the 43 additional housing units with sympathy for surrounding property owners.

There was no further discussion of this petition.

MINORITY OPINION There are significant concerns regarding emergency vehicle access, general community access, the lack of detail on a road maintenance agreement, and the impacts the development would have on the residents.

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