

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Charlotte Pipe and Foundry Co
Rezoning Petition No. 2026-031

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on June 17, 2026. The Petitioner also emailed a copy of the notice letter to the District 6 City Council Representative, Kimberly Owens, and the Charlotte Planning, Design & Development Department. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Monday, July 6th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had seven (7) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Mark Merritt and Chip Mark, as well as by Petitioner's agents, Allison Merriman with LandDesign, and Collin Brown and Brittany Lins with Alexander Ricks. The Charlotte City Council District 6 Representative, Kimberly Owens, was also in attendance.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 0.48-acre site located on the south side of Moravian Lane, west of Providence Road and east of Hermitage Road.

Mr. Brown stated that the property's current zoning is N1-C for residential uses but that the immediately adjacent site is zoned N2-B for multi-family higher density housing, with office zoning and general commercial zoning along Providence Road. Mr. Brown further explained that the 2040 Policy Map recommendation for the site is the Neighborhood-1 (N-1) placetype,

reflective of the existing zoning, but that adjacent sites recommend the Neighborhood Center (NC) placetype along Providence Road.

Mr. Brown explained that the rezoning petition request is a conditional NC(CD) request with site-specific conditions for a surface parking lot to accommodate overflow parking for the existing Charlotte Pipe and Foundry Product Knowledge building on Providence Road. The rezoning conditions commit that there would be no buildings on the rezoning site, and buffers and landscaping in excess of the ordinance requirements, including commitments to preserve existing mature trees. Mr. Brown opined that the rezoning process provides benefits to the community with the certainty of a rezoning plan that makes commitments to buffers, access, and other conditions that run with the land and lock in redevelopment conditions for any developer. He noted that initial discussions with nearby neighbors were generally positive regarding the proposal as compared to a by-right possibility of denser housing options such as duplexes and triplexes on the site.

Mr. Brown summarized the previous discussions from initial outreach with the adjacent Moravian Lane neighbors. Mr. Brown acknowledged coordination regarding stormwater concerns in the area as well as buffering and screening for the adjacent neighbors and coordination of parking and congestion concerns along Moravian Lane during nearby daycare pick-up and drop-off times at Little Church on the Lane. Members of the Petitioner's team met with adjacent property owners to diagnose and discuss stormwater conditions and have proposed commitments to reroute the stormwater system to improve existing problems for the Moravian neighbors.

Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in August and City Council decision in September, at the earliest.

The virtual meeting was then opened for discussion:

In response to a question about parking lot lighting, the Petitioner's team stated that they'd be willing to make commitments to limit the lighting glare onto adjacent properties while balancing the need for safety to avoid a dark parking lot after-hours. Council Member Owens expressed concern with uplighting impacting migratory birds. The Petitioner's team has since committed to downwardly directed, pedestrian-scale lighting on the site to address these concerns.

In response to a question about the surface material for the parking lot, the Petitioner's team stated they have not gotten to that level of detail in the planning process but that they're open to community requests and continued discussion.

In response to a question about the potential for restricted access, such as a gate arm, the Petitioner's team stated that they may need to evaluate installing restricted access if the parking lot gets abused. The intent for the parking lot is for the Charlotte Pipe and Foundry employees and clients, with the potential for some parking sharing for the Little Church on the Lane during off-hours but it is not intended as a general parking lot to be used by patrons visiting businesses on the opposite side of Providence Road.

The meeting concluded at approximately 6:00pm with no further questions or comments from members of the community.

Respectfully submitted this 13th day of July 2026.

cc: Sheighla Tippet, Charlotte-Mecklenburg Planning Department

EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2026-031	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-031	American Cancer Society	Rebecca	Bross	1901 Brunswick Ave, Charlotte, NC, 28207, USA			Charlotte	NC	28207
2026-031	Amherst Place Homeowners Associ	June	Watts-Mistri	1730 AMHERST PL, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Charlotte Regional Realtor Asso	Joe	Padilla	1201 GREENWOOD CLIFF, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Cherry Neighborhood Association	Kathryn	Hubicki	325 BALDWIN AVE, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Cherry Neighborhood Association	Kristen	Moyer	1922 LUTHER ST, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Cherry Neighborhood Association	Myron	Patton	1623 LUTHER ST, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Cherry Neighborhood Association	Stephanie	Wick	1712 AMHERST PL, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Cherry Neighborhood Joint Leade	Sylvia	Bittle-Patton	1623 LUTHER STREET, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Crescent Heights Neighborhood A	Cullen	McNulty	2237 CRESCENT AV, CHARLOTTE, NC, 28207			CHARLOTTE	NC	28207
2026-031	Dilworth Community Development	John	Fryday	1119 BELGRAVE PL, CHARLOTTE, NC, 28203			CHARLOTTE	NC	28203
2026-031	Dilworth Community Development	Mathew	Demetriades	1320 FILLMORE AVENUE #422, CHARLOTTE, NC, 28203			CHARLOTTE	NC	28203
2026-031	Dilworth Community Development	Sis	AtlassKaplan	1320 FILLMORE AV, CHARLOTTE, NC, 28203			CHARLOTTE	NC	28203
2026-031	Dilworth Crescent Row	Robert	Liebel	1405 KENILWORTH AV, CHARLOTTE, NC, 28203			CHARLOTTE	NC	28203
2026-031	East Charlotte Coalition of Nei	Mimi	Davis	CHARLOTTE, NC			CHARLOTTE	NC	
2026-031	Elizabeth	Ashley	Finney	2623 VAIL AVENUE, CHARLOTTE, NC, 28207			CHARLOTTE	NC	28207
2026-031	Elizabeth	David	Wolfe	316 CAMERON AVENUE, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Elizabeth	Madison	Hall	2513 VAIL AVE, CHARLOTTE, NC, 28207			CHARLOTTE	NC	28207
2026-031	Elizabeth	Stylianios	Alatsis	100 N. LAUREL AVE, CHARLOTTE, NC, 28207			CHARLOTTE	NC	28207
2026-031	Elizabeth Community Association	Beth	Haenni	2133 GREENWAY AV, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Elizabeth Community Association	Claire	Short	2300 GREENWAY AVE, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Elizabeth Community Association	Evan	Kettler	100 NORTH LAUREL AVENUE, #104, CHARLOTTE, NC, 28207			CHARLOTTE	NC	28207
2026-031	Elizabeth Community Association	Melanie	Sizemore	2309 VAIL AV, CHARLOTTE, NC, 28207			CHARLOTTE	NC	28207
2026-031	Elizabeth Community Association	Monte	Ritchey	525 CLEMENT AV, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Elizabeth Community Association	Sarah	Crowder	2050 GREENWAY AVENUE, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Friends & Residents Of Historic	Karen	Jensen	311 BALDWIN AV, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Grier Heights Community Improve	Stacey	Brown	220 FANNIE CIRCLE, CHARLOTTE, NC, 28205			CHARLOTTE	NC	28205
2026-031	Grove at Cherry Home Owners Ass	Richard	Wechsler	727 MORGAN PARK DR, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Kings Creek Homeowners Associat	Adaina	Velez	450 GOLDSTAFF LN, CHARLOTTE, NC, 28273			CHARLOTTE	NC	28273
2026-031	Myers Park Homeowners Associati	Charlie	Welch	1801 QUEENS ROAD, CHARLOTTE, NC, 28207			CHARLOTTE	NC	28207
2026-031	Myers Park Manor	Kris	Taylor	430 QUEENS ROAD, CHARLOTTE, NC, 28207			CHARLOTTE	NC	28207
2026-031	Neighborhoods of Cherry	Aletha	GreenBurgess	1423 MAIN ST, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Neighborhoods of Cherry	Matthew	Hassey	609 WACO ST, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Other	Rosalyn	Allison-Jacobs	634 WACO ST, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Queens Station HOA	Rex	Jones	308 QUEENS ROAD #22, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Queens West Homeowners Associat	Warren	Linde	2000 NOLAN PARK LANE, CHARLOTTE, NC, 28209			CHARLOTTE	NC	28209
2026-031	Sharon Woods	Sean	Smith	318 QUEENS RD, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Sunshine Media Network	Jennifer	Moxley	223 N DOTGER AVE CHARLOTTE, NC, 28207	E3		CHARLOTTE	NC	28207
2026-031	The Cherry Community Organizati	Barbara	Rainey	610 BALDWIN AVENUE, CHARLOTTE, NC, 28204			CHARLOTTE	NC	28204
2026-031	Wayfinders (formerly Bruce Iron	Mollie	James	725 PROVIDENCE ROAD, CHARLOTTE, NC, 28207			CHARLOTTE	NC	28207

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS.

THANK YOU!

2026-031	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2026-031	15502304	SHIPLEY	LINDA E			622 MORAVIAN LN		CHARLOTTE	NC	28207	622 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15502305	SMYLIJE	DAVID H			334 EAST BAY STREET	PMB 197	CHARLESTON	SC	29401	620 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15502306	GRATIA MORAVIAN LLC				1235 EAST BLVD STE E	PMB 2260	CHARLOTTE	NC	28203	614 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15502307	WYATT	JOHN C			606 MORAVIAN LN		CHARLOTTE	NC	28207	606 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15502308	HULSE	DOUGLAS S	AMY D	HULSE	600 MORAVIAN LN		CHARLOTTE	NC	28207	600 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15502309	LITTLE CHUR ON THE	LN-MORAVIAN			528 MORAVIAN LN		CHARLOTTE	NC	28207	528 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15502310	LITTLE CHURCH ON THE LANE MORAVIAN				522 MORAVIAN LN		CHARLOTTE	NC	28207	516 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15502312	420 PROVIDENCE RD LLC				PO BOX 6187	WARWICK RI 31788				420 PROVIDENCE RD CHARLOTTE NC	28207
2026-031	15502317	IRONS	EDITH S	EDITH S IRONS REVOCABLE L TRUST		417 HERMITAGE CT		CHARLOTTE	NC	28207	417 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502318	KEESLER	DAVID C	SUSAN M	KEESLER	423 HERMITAGE CT		CHARLOTTE	NC	28207	423 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502319	PEACOCK	EDWIN B III	AMY R	PEACOCK	427 HERMITAGE CT		CHARLOTTE	NC	28207	427 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502320	JOHNSTON	GEORGE B JR			501 HERMITAGE CT		CHARLOTTE	NC	28207	501 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502321	QUINCY	MARK WOOD	KATHLEEN K	QUINCY	507 HERMITAGE CT		CHARLOTTE	NC	28207	507 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502322	DAVIS	BRADLEY			204 SOUTH SHORE DRIVE		BELMONT	NC	28012	511 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502323	MCAULIFFE	JAMES G	CHERYL G	MCAULIFFE	515 HERMITAGE CT		CHARLOTTE	NC	28207	515 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502324	HORTON	PAUL DOUGHTON	MALLERY RUTH	HORTON	519 HERMITAGE CT		CHARLOTTE	NC	28207	519 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502325	HIGHFILL	JOHN V	BARBARA B	HIGHFILL	523 HERMITAGE CT		CHARLOTTE	NC	28207-1413	523 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502326	TURNER	JEFFREY W	ELIZABETH S	TURNER	527 HERMITAGE CT		CHARLOTTE	NC	28207-1413	527 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502330	WOODSON	JAMES V			531 HERMITAGE CT		CHARLOTTE	NC	28207	531 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502333	THE BORIS AND LINUS REVOCABLE	TRUST			601 HERMITAGE CT		CHARLOTTE	NC	28207	601 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502334	MALLAMO	JOSEPH N	CAROLE D	MALLAMO	603 HERMITAGE CT		CHARLOTTE	NC	28207	603 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502335	HAYDEN	WILLIAM TAYLOR JR			605 HERMITAGE CT		CHARLOTTE	NC	28207	605 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15502336	DEVITA	CORRIE S			607 HERMITAGE CT UNIT D		CHARLOTTE	NC	28207	607 HERMITAGE CT CHARLOTTE NC	28207
2026-031	15504401	PRICE	ANDREW RYAN	CANDACE	PRICE	301 HERMITAGE RD		CHARLOTTE	NC	28207	301 HERMITAGE RD CHARLOTTE NC	28207
2026-031	15504402	HOMESLEY	HOWARD DAVID JR	NATALIE KACZANOWSKI	HOMESLEY	325 HERMITAGE RD		CHARLOTTE	NC	28270	325 HERMITAGE RD CHARLOTTE NC	28207
2026-031	15504403	NISBET	WILLIAM MCGOWAN	TRUST I	WMN REMAINDER	1604 HOME FARM RD		MOUNT PLEAS/SC		29464	401 HERMITAGE RD CHARLOTTE NC	28207
2026-031	15504404	MASON	JOHN BOHANNON	MARIANNA PEETE	MASON	409 HERMITAGE RD		CHARLOTTE	NC	28207	409 HERMITAGE RD CHARLOTTE NC	28207
2026-031	15504407	CHARLOTTE PIPE AND FOUNDRY COMPANY				PO BOX 35430		CHARLOTTE	NC	28235	520 PROVIDENCE RD CHARLOTTE NC	28207
2026-031	15504408	500 PROVIDENCE RD LLC				316 LOCKLEY DR		CHARLOTTE	NC	28207	500 PROVIDENCE RD CHARLOTTE NC	28207
2026-031	15504409	MESROBIAN	CATHERINE L	FRANKLIN CALTON III	SMITH	527 MORAVIAN LN		CHARLOTTE	NC	28207	531 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15504410	CHARLOTTE PIPE AND FOUNDRY CO				2109 RANDOLPH RD		CHARLOTTE	NC	28207-1521	537 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15504411	CHARLOTTE PIPE AND FOUNDRY CO				2109 RANDOLPH RD		CHARLOTTE	NC	28207-1521	601 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15504412	PEERY	WALTON S	HELEN C	PEERY	609 MORAVIAN LN		CHARLOTTE	NC	28207	609 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15504413	BROOKS	WILLIAM R	ELAINE P	BROOKS	619 MORAVIAN LN		CHARLOTTE	NC	28207	619 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15504414	MESROBIAN	CATHERINE L	FRANKLIN CALTON III	SMITH	527 MORAVIAN LN		CHARLOTTE	NC	28207	527 MORAVIAN LN CHARLOTTE NC	28207
2026-031	15504416	NISBET	WILLIAM MCGOWAN	TRUST I	WMN REMAINDER	1604 HOME FARM RD		MOUNT PLEAS/SC		29464	HERMITAGE RD CHARLOTTE NC	28207
2026-031	15504417	NISBET	WILLIAM MCGOWAN	TRUST I	WMN REMAINDER	1604 HOME FARM RD		MOUNT PLEAS/SC		29464	421 HERMITAGE RD CHARLOTTE NC	28207
2026-031	15504418	PROVIDENCE & CHEROKEE LLC			PROVIDENCE V LLC	609 POPLAR ST		SPARTANBURG SC		29302-2757	544 PROVIDENCE RD CHARLOTTE NC	28207

EXHIBIT B

June 17, 2026

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Monday, July 6th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Charlotte Pipe and Foundry Co
Petition No.: 2026-031

Dear Charlotte Neighbor:

Our firm represents Charlotte Pipe and Foundry Co (the "Petitioner") in its rezoning proposal related to an approximately 0.48-acre site located on the south side of Moravian Lane, west of Providence Road, and east of Hermitage Road. A map is included for your reference. The Petitioner is requesting a rezoning from the N1-C zoning district to the NC(CD) zoning district to accommodate a surfacing parking lot to service their existing Product Knowledge building.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Monday, July 6th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner and property location ("Moravian") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C

zm

Participants (13)

Find a participant



Brittany Lins (Host, me)



CB

Collin Brown



AM

allison Merriman



CM

Chip Mark





Collin Brown



MM

Mark Merritt



AH

Amy Hulse





Brad Beelaert



DH

Doughton Horton



FS

Frank Smith



JM

Jason McMiller



KO

Kimberly Owens



KP

Kimberly Price



00836-019/00503955-1
4937-1535-8825, v. 1

EXHIBIT D

REZONING #2026-031

MORAVIAN LANE LOT

CHARLOTTE PIPE & FOUNDRY

Official Community Meeting
July 6, 2026

Alexander
Ricks
PLLC

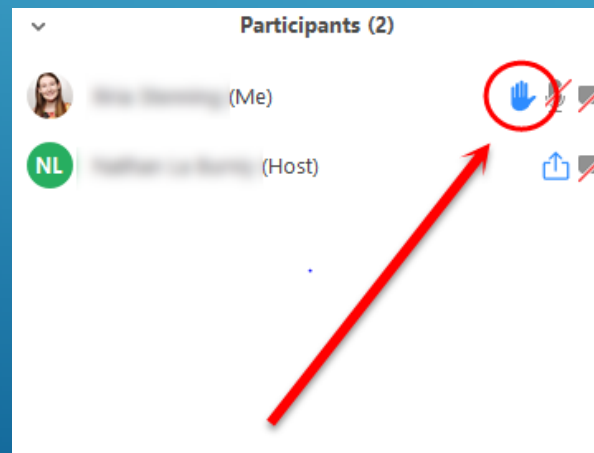
MEETING AGENDA

- Introductions
 - Charlotte Pipe Information
 - Property Location
 - Zoning & Land Use Plan Recommendation
 - Proposal
 - Site Plan Details
 - Potential Timeline
 - Questions/Discussion
- 
- A series of white diagonal lines of varying lengths and thicknesses, located in the bottom right corner of the slide, creating a modern, abstract graphic element.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions to
Brittany Lins

Or ask out loud



TEAM INTRODUCTIONS

Property Owner: **Charlotte Pipe & Foundry**

Hooper Hardison, Mark Merritt, Cam Faison, Chip Mark



**Alexander
Ricks**
PLLC

Collin Brown &
Brittany Lins

LandDesign.
CREATING PLACES
THAT MATTER.

Allison Merriman

OUR COMPANY



- Founded in 1901 by W. Frank Dowd
- Built foundry in 1908 to produce cast iron soil pipe and fittings
- In 1967 we entered the plastic pipe and fittings business
- Today we operate ten manufacturing plants across the United States
- Fifth generation family-owned and operated

OUR COMPANY



- Today we employ 1800 associates
- Only manufacturer offering cast iron and plastic pipe and fittings for drainage and pressure applications
- Continuously reinvest in modern and efficient production equipment, environmental technology and controls, information systems, and our associates
- American-owned, American-made

OUR MISSION AND VALUES

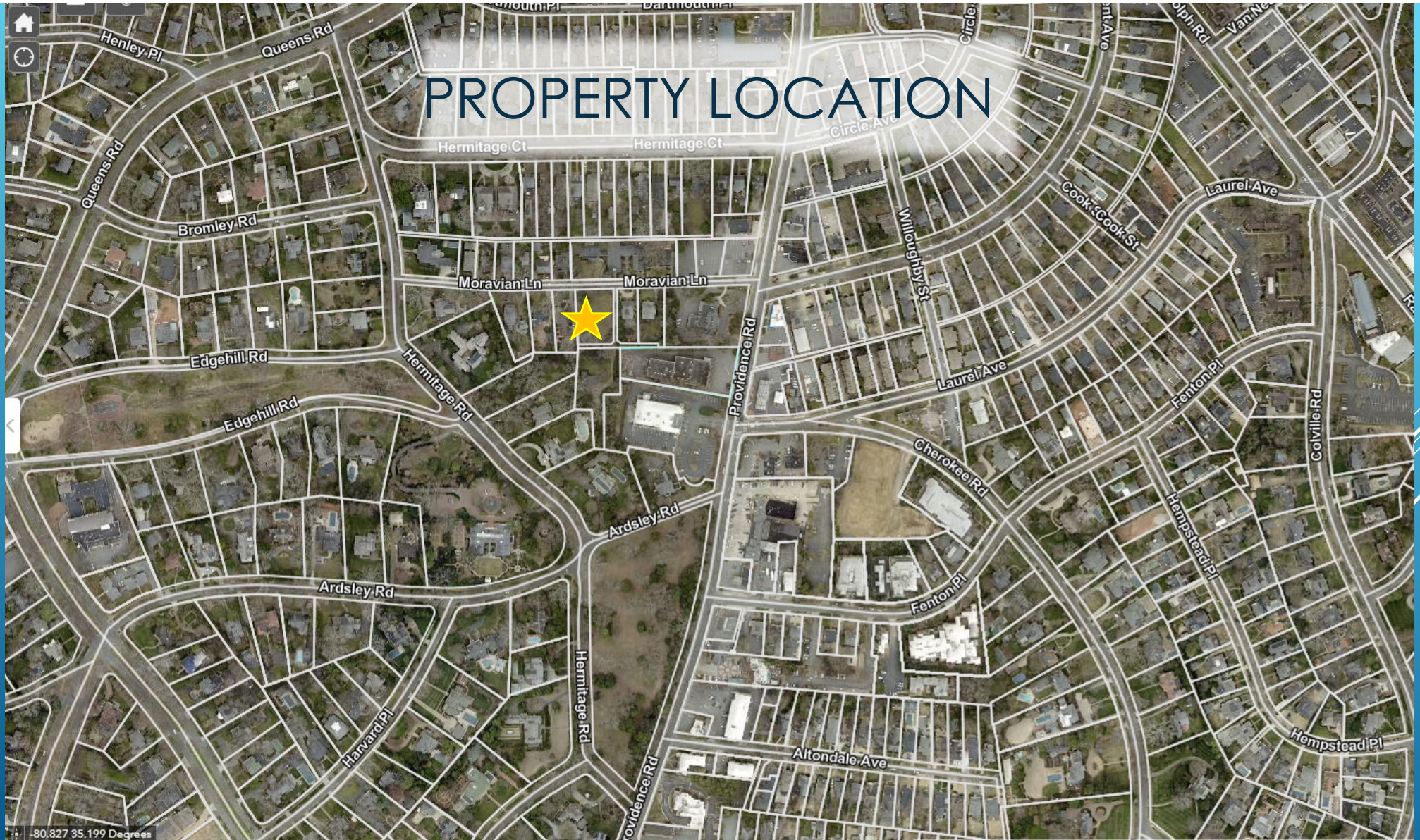
MISSION STATEMENT

*Integrity is our foundation.
Meeting the expectations of our customers,
associates and owners is our commitment.*

CHARLOTTE
PIPE AND FOUNDRY COMPANY

PROPERTY LOCATION

PROPERTY LOCATION





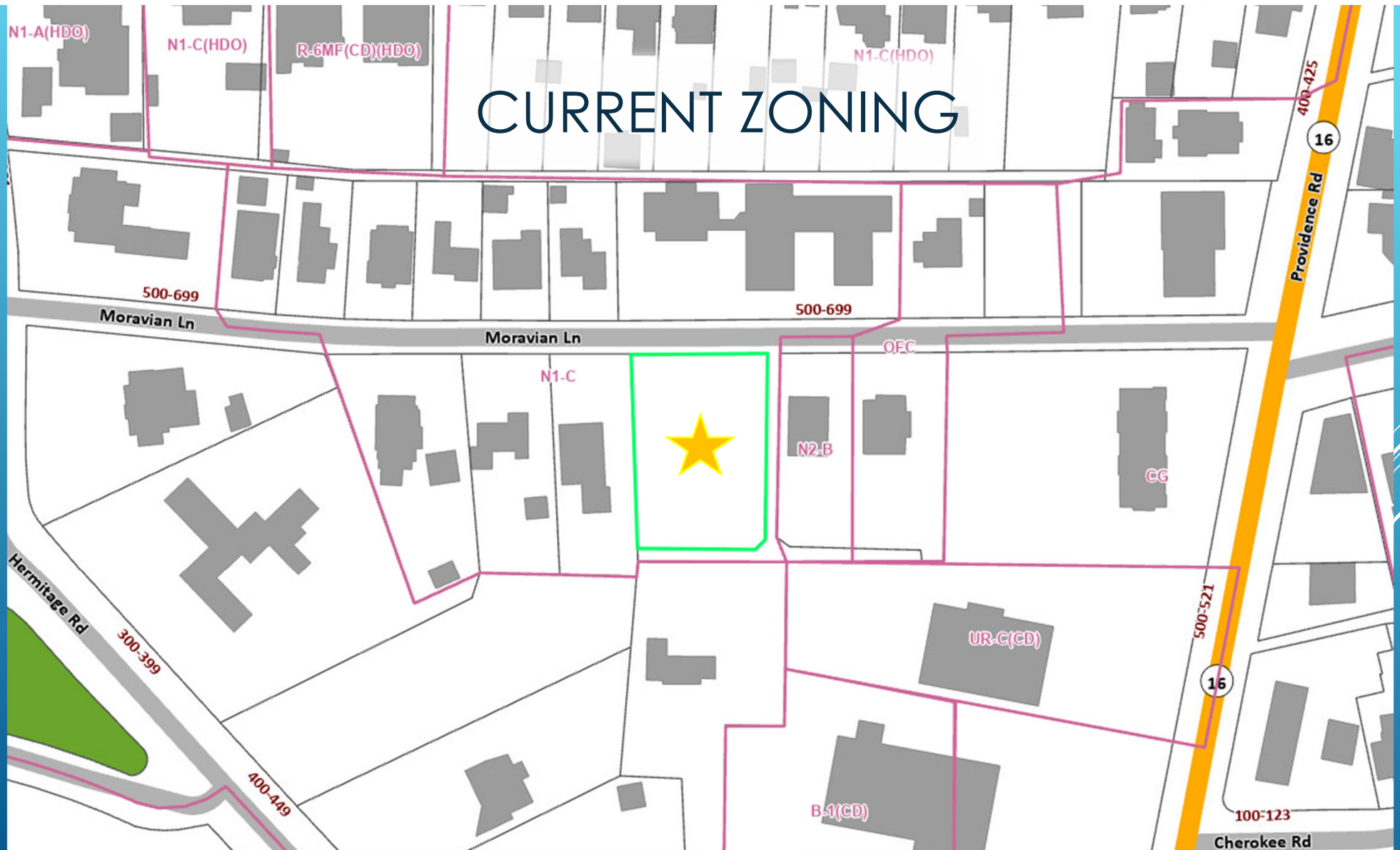


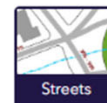




EXISTING ZONING

CURRENT ZONING





Place Types: Neighborhood 1



Goal: Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use.

Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

Land Use



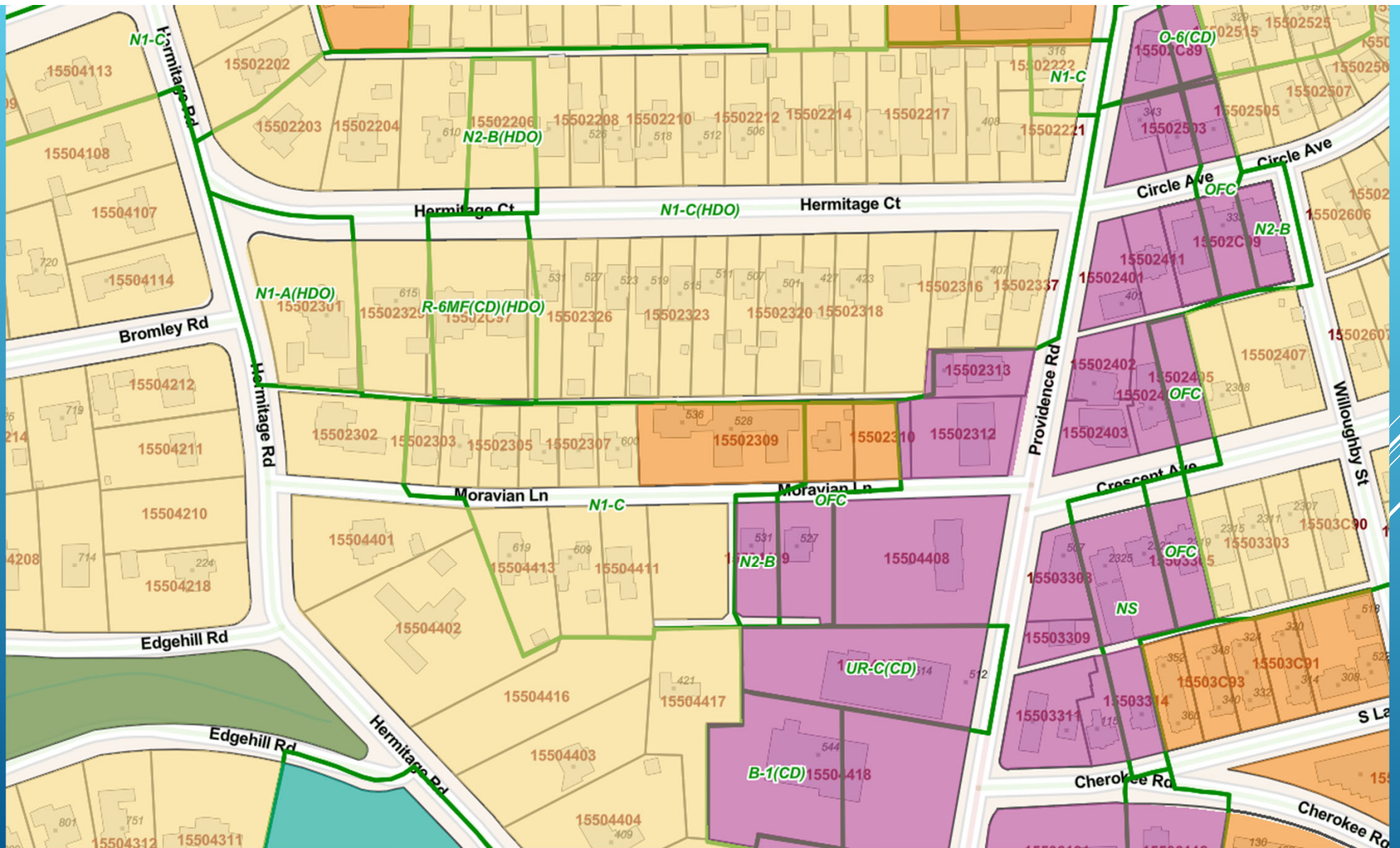
Mostly Residential Land Uses

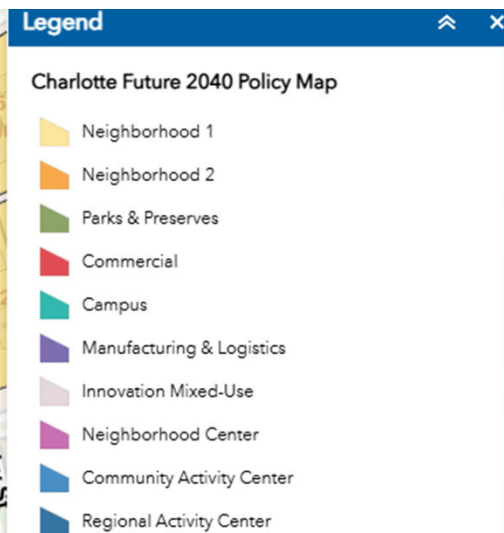
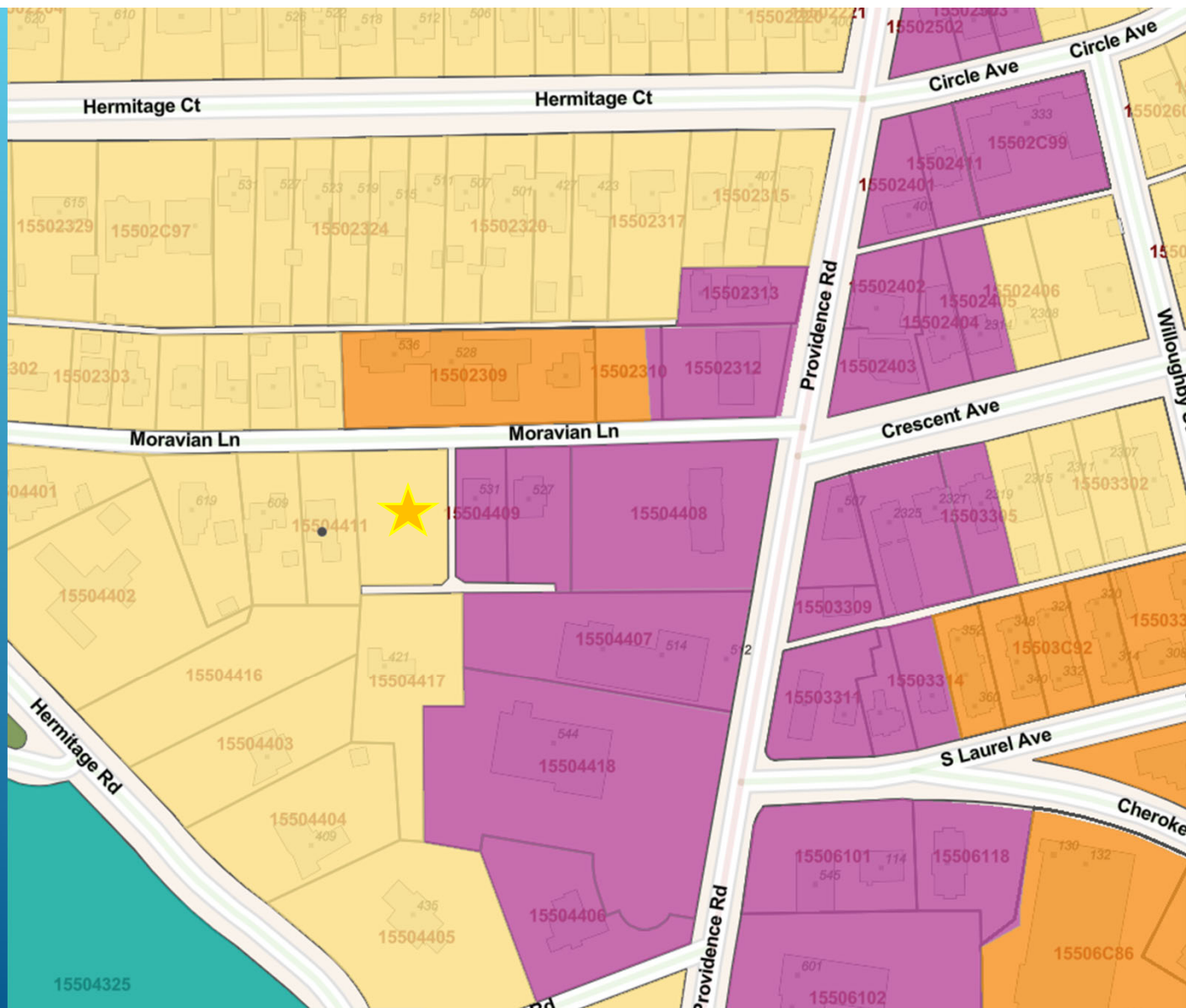
- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes.
- Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.
- The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.



LAND USE PLAN & VISION DOCUMENTS









NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

PROPOSAL

MMM. Parking Lot (Principal Use)

1. When located in an IC-1 or IC-2 Zoning District, a parking lot as a principal use shall be owned and operated by, or shall have a formal affiliation with, the primary institution of an educational, government, medical, religious, social services, or CCRC campus it is intended to serve and support.
2. Parking lots are permitted in the N1-A, N1-B, and N1-C zoning districts only when part of a conservation residential development site developed under the standards of Section 4.5.A.

REZONING CONDITIONS

The site plan illustrates a property with a central rectangular lot and surrounding areas. Key features include:

- Central Lot:** A rectangular lot with dimensions 18.00' x 24.00' x 18.00' x 24.00'. It is labeled "Tax I.D. 155-044-10" and "TRACT 2 in title commitment No. 26-00029CB". The zoning is N1-C.
- Surrounding Areas:** The lot is surrounded by a 25' CLASS B LANDSCAPE YARD. The yard is divided into sections with dimensions: 10.00' (left), 25.00' (top), 9.00' (right), and 7.64' (bottom). The bottom section is labeled "GREEN AREA (TREE SAVE)".
- Landscaping Requirements:** The 25' CLASS B LANDSCAPE YARD requires 5 TREES, AND 51 SHRUBS REQUIRED. The bottom section requires 25' CLASS B LANDSCAPE YARD: 4 TREES, AND 40 SHRUBS REQUIRED.
- Adjacent Properties:** To the left is a 2-Story Stucco Residence No. 601. To the right is a property with Tax I.D. 155-044-09, labeled "Tax I.D. 155-044-09" and "TRACT 1 in title commitment No. 26-00029CH".
- Other Features:** The plan shows a concrete driveway, a gravel driveway, a 10' SIDE YARD, and a 25' CLASS B LANDSCAPE YARD. It also indicates the location of existing trees to remain and a green area for tree saving.

III.

The Site shall only be used as a surface parking lot, including all accessory and incidental uses as permitted in the NC zoning district. There shall be no primary buildings constructed on the Site.

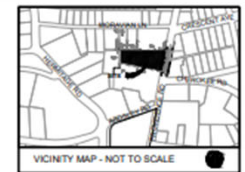
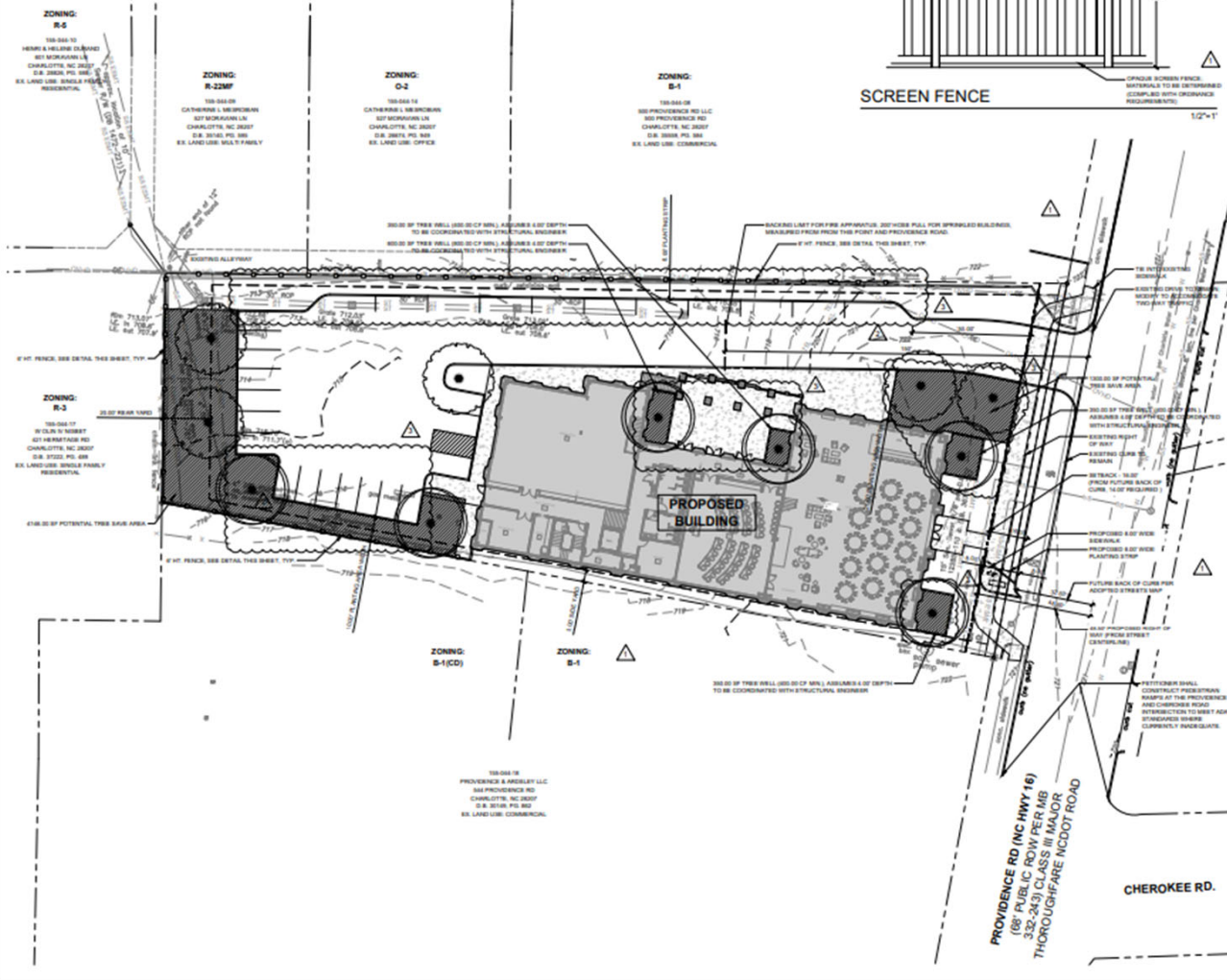
- a. Petitioner shall reroute the existing stormwater piping system related to parcel 155-044-07 (512 Providence Road, owned by Charlotte Pipe and Foundry Company) so that stormwater runoff from parcel 155-044-07 is separated from the existing shared system with parcel 155-044-09 (531 Moravian Lane, owned by Catherine Mesrobian and Franklin Smith). Final location of the reconfigured system to be determined during permitting in coordination with Charlotte Storm Water Services and adjacent neighbors to limit impact on surrounding properties.
- b. Petitioner shall replace the portion of the existing 12" shared system with parcel 155-044-09 that crosses the proposed parking lot site. Final design of the storm line replacement to be determined during permitting in coordination with Charlotte Storm Water Services and adjacent neighbors to limit impact on surrounding properties.
- c. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- d. The location, size, and type of storm water management systems, if depicted on the Rezoning Plan, are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

Buffers & Landscaping

- a. Petitioner shall provide a twenty-five (25) foot wide Type B Landscape Yard as generally depicted on the Rezoning Plan.
- b. Petitioner will use best practices to preserve the large maturing trees as illustrated on the Rezoning Plan. The Petitioner commits to consult with a licensed arborist during the land development process. If for some reason a tree labeled as "to remain" cannot be saved or does not survive within six (6) months of parking lot paving, it will be replaced with a new tree of three (3) inch minimum caliper, subject to City approval, if necessary for street trees.

CONDITIONAL ZONING





- DEVELOPMENT DATA TABLE**
- SITE AREA: 1.186 ACRES (ADJUSTED TO 1.00 AC TO ACCOMMODATE REQUESTED RIGHT OF WAY BY CDDO)
 - REZONING: R-22MF
 - TAX PARCEL NO: 100-000-01
 - OWNER: CHARLOTTE PIPE AND FOUNDRY COMPANY
 - PROPERTY ADDRESS: 500 PROVIDENCE ROAD, CHARLOTTE, NC 28207
 - DEED BOOK: 8, 36711, PAGE 801
 - EXISTING ZONING: UR-C(D)
 - PROPOSED ZONING: UR-C(D) SFA
 - EXISTING USE: VACANT BUILDING
 - PROPOSED USE: NONRESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRECISED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-C ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN
 - MAXIMUM DEVELOPMENT AREA: 33,000 SF OF NON-RESIDENTIAL USES
 - MAXIMUM BUILDING HEIGHT: SIX FEET AS MEASURED PER THE ORDINANCE
 - PARKING: AS REQUIRED PER ORDINANCE FOR THE UR-C ZONING DISTRICT: 1 PARKING SPACE/1,000 GSF MIN, 1 PARKING SPACE/500 GSF MAX
 - SETBACKS & YARDS: SETBACK: 10' FROM FUTURE BACK OF CURB; SIDE YARD: 0' IF SIDE YARD: 20' IF
 - REQUIRED FAR: 0.3 MAX
 - URBAN OPEN SPACE: 10% OF LOT AREA; REQUIRED: 0.104 AC - 4,530 SF; PROVIDED: AS REQUIRED
 - TREE SAVE: 10% OF LOT AREA (URBAN ZONE WEDGE LOCATION) MIN. REQUIRED: 0.104 AC - 4,530 SF; REPLANTED WITH 10 TREES/AC
- THE FUTURE DEVELOPMENT SHALL COMPLY WITH THE TREE ORDINANCE TO MEET TREE SAVE REQUIREMENTS AS DESCRIBED IN DEVELOPMENT STANDARDS
- TREE SAVE PROVIDED: 0.104 AC - 4,530 SF (10% OF PARCEL AREA)
- NOT PERMITTED




 220 NORTH CHURCH STREET
 CHARLOTTE, NC 28202
 TEL: 704.333.1111
 WWW.LANDDESIGN.COM


 I=B+M+I
 ARCHITECTURE
 800 N. ARCHITECTURE
 100 WEST WILSON STREET, SUITE 400
 CHARLOTTE, NC 28202
 TEL: 704.333.1111


 CHARLOTTE PIPE AND FOUNDRY CO.
 2000 WILSON STREET
 CHARLOTTE, NC 28202
 TEL: 704.333.1111

PRODUCT KNOWLEDGE TRAINING FACILITY
 500 PROVIDENCE ROAD, CHARLOTTE, NC 28207

REZONING #2022-190
 10/1/2022

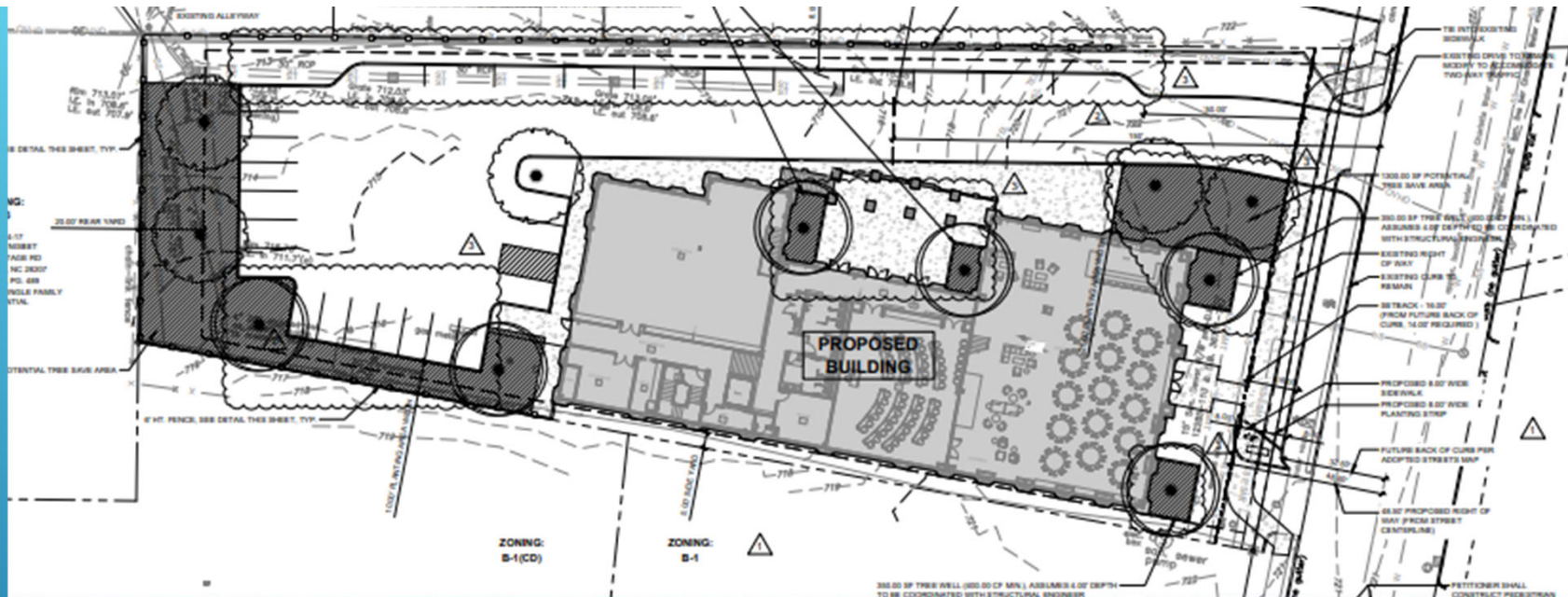
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NO.	DESCRIPTION	DATE
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100	REVISION	10/1/2022

DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY: JH

SCALE: 1"=40'
 NORTH

TECHNICAL DATA SHEET

RZ-1.0





SITE PLAN DETAILS

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.



537/601 MORAVIAN LANE CHARLOTTE • PERSPECTIVE
PN 1025414 | 03.10.2026 | CHARLOTTE PIPE AND FOUNDRY

LandDesign.



537/601 MORAVIAN LANE CHARLOTTE • RENDERED SITE PLAN
PN 1025414 | 03.10.2026 | CHARLOTTE PIPE AND FOUNDRY

POTENTIAL REZONING TIMELINE

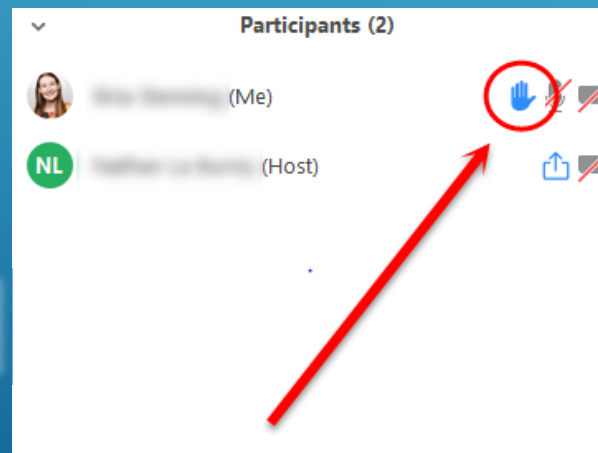
- Initial Outreach to Moravian Neighbors: March 12th
- Follow-Up Site Visits with Neighbors: March/April
- Rezoning Application Submitted: March 15th
- Official Community Meeting: Today, July 6th
- Earliest Public Hearing: August 17th
- Zoning Committee: September 1st
- Earliest Possible Decision: September 21st
- Ground Breaking: Early 2027

QUESTIONS?

Type your
questions to
Brittany Lins



Or ask out loud



THANK YOU

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.