



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood 1-A)

LOCATION

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Approximately 14.85 acres located on the northeast side of Paw Creek Road, east of Little Rock Road.
(Council District 2 - Graham)

PETITIONER

Smith Douglas Homes

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** 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:

- This petition provides pathways to housing that is attainable at a lower price point than typical new housing.
- The proposed density and location help to make the proposed development affordable and attainable to a broader spectrum of Charlotte citizens.

Motion/Second: Sealey / Neeley

Yeas: Sealy, Neeley, Whilden, and Winiker.

Nays: Lansdell

Absent: Russell

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell asked if there were any other rezonings of similar density in this area. Staff stated that there have been no rezoning petitions in the area in the recent past and noted that

the site is not near any Centers and is not walkable or bikeable to any major transportation corridors.

Commissioner Sealey stated that he supports this petition as housing at an attainable price point is rare within 485.

Chairman Welton stated that when providing attainable housing compromises may have to be made such as reduced design standards or providing higher densities in low intensity areas. But that he supports providing additional housing.

Chairman Welton stated that he received confirmation from the petitioner's agent that this development would be eligible for the House Charlotte down payment assistance program. Which would help people afford to buy homes.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell stated that the density and type of housing is inconsistent with the existing development pattern in the area. He stated that there is no commitment on the rezoning plan for affordable housing and the transportation infrastructure in the area is lacking.

PLANNER

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