



Zoning Committee

**REQUEST**

Current Zoning: R-17MF(CD) (multi-family residential, conditional)  
Proposed Zoning: N2-B (neighborhood 2-B)

**LOCATION**

Approximately 8.33 acres located on the east and west sides of Carya Pond Lane, south of Hickory Grove Road, east of North Sharon Amity Road.  
(Council District 5 - Molina)

**PETITIONER**

Habitat for Humanity of the Charlotte Region

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

- The petition is consistent with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type.

Therefore, 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 aligns with the goal of the Neighborhood 2 Place Type; to provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population.
- The petition is located between parcels currently zoned N-2B.
- A proposal for multi-family residential uses is compatible with the existing multi-family character of the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 9: Retain Our Identity & Charm

Motion/Second: Winiker / Whilden

Yeas: Lansdell, Neeley, Sealey, Welton, Whilden, Winiker

Nays: None  
Absent: None  
Recused: Russell

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is consistent with the *2040 Policy Map*. Commissioner Welton inquired about a Carya Pond Lane and staff responded that it ends before the pond and does not connect to Valleyview Drive. Commissioner Whilden inquired the separate parcels and staff responded that on occasion there are petitions involving parcels that are not connected. Commissioner Whilden inquired about the community meeting report and staff responded it would be linked to the project web page.

There was no further discussion of this petition.

**PLANNER**

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