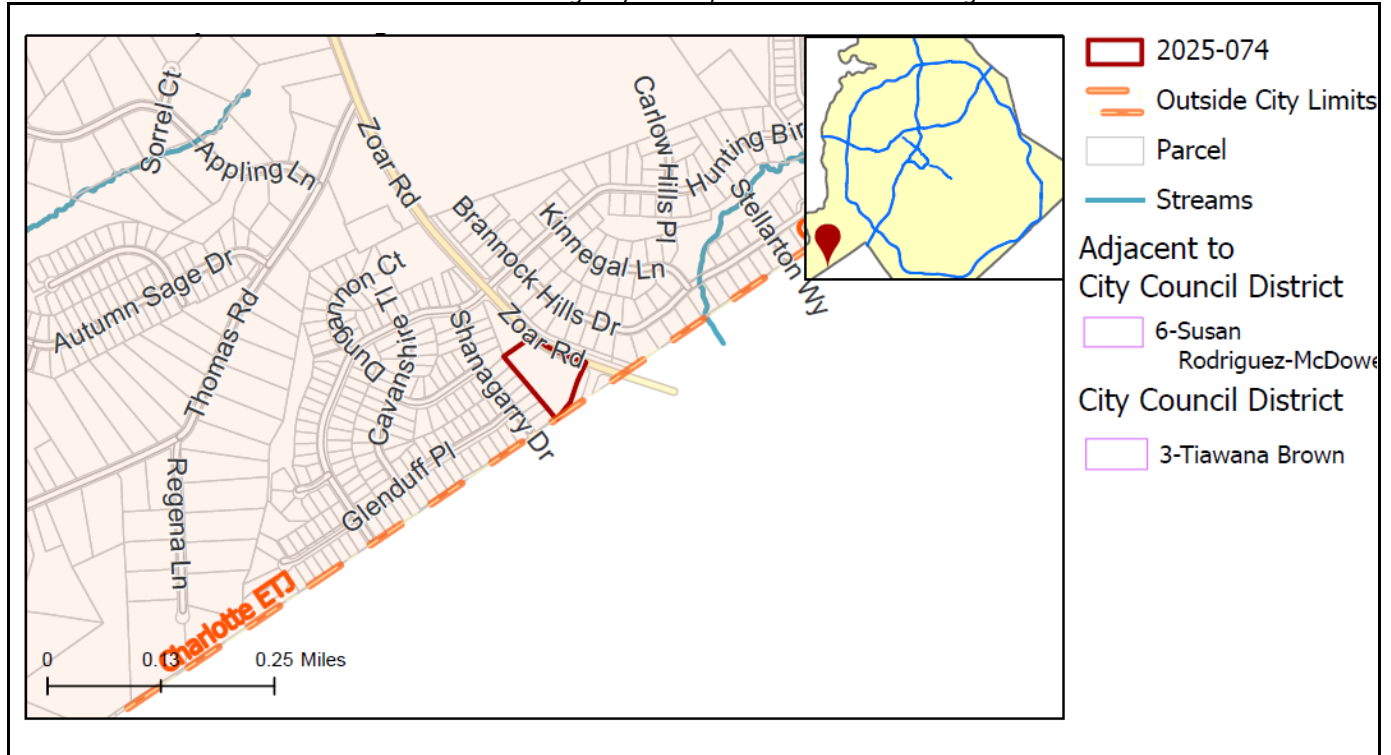


**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: N1-C (Neighborhood 1-C)

**LOCATION**

Approximately 2.58 acres located along the west side of Zoar Road, east of Shanagarry Drive, and south of Hunting Birds Lane.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district. It is currently developed with one single family house.

**PROPERTY OWNER**

Jinwei Pan

**PETITIONER**

Jinwei Pan

**AGENT/REPRESENTATIVE**

Jinwei Pan

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for The Neighborhood 1 Place Type.

Rationale for Recommendation

- The petition site is located outside of the City Limits near the South Carolina border along the west side of Zoar Road. The area is largely populated with single family residential development with multi-family development on the South Carolina side along Zoar Road.
- The proposed zoning represents a slight increase in intensity over the existing N1-A entitlements and provides an opportunity for a mix of housing types. The abutting development along the site's western edge

though zoned N1-A, was developed under the legacy ordinance and more closely resembles the lot widths and lot areas permitted in N1-B.

- The primary difference between N1-A (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.
- Because of the subject property's situational context, site access is unlikely to come through existing neighborhood streets, but rather, along Zoar Road or along the site's southern boundary.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

## PLANNING STAFF REVIEW

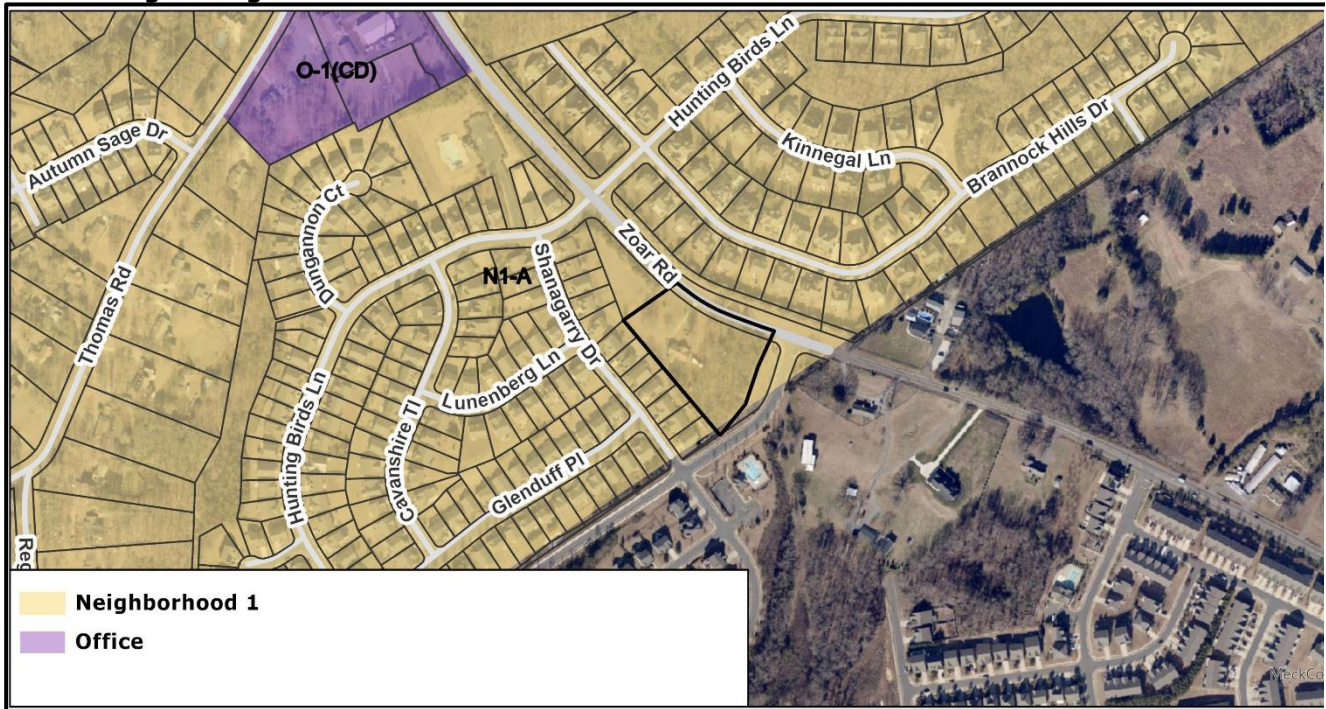
### • Proposed Request Details

This is a conventional rezoning petition with no associated site plan.

## Lot Standard Comparison

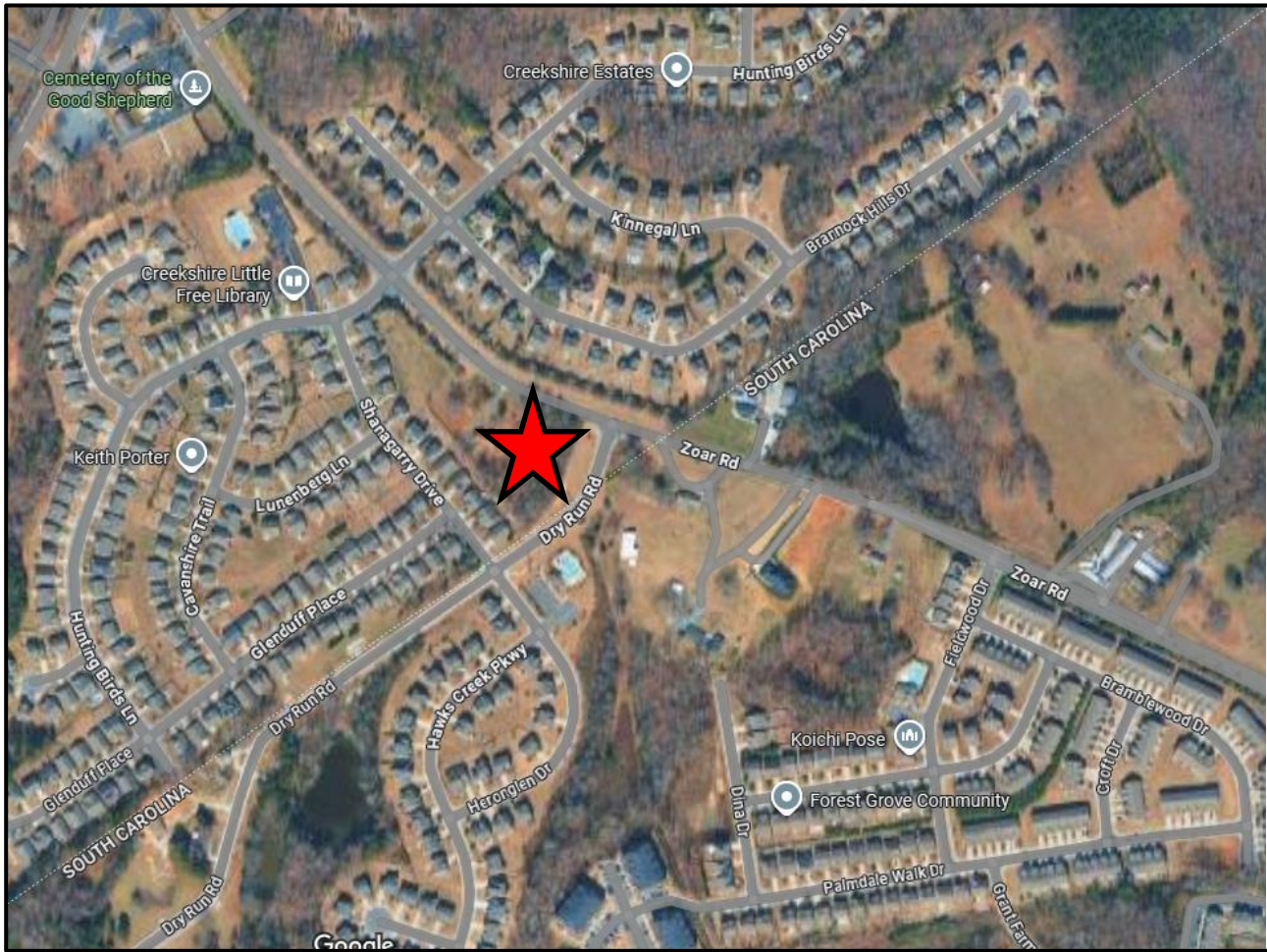
Requirement	N1-A	N1-B	N1-C
Min. Lot Area	10,000 sq ft	8,000 sq ft	6,000 sq ft
Min. lot Width	70 ft	60 ft	50 ft
Min. Front Setback	27 ft	27 ft	17 ft
Min. Side Setback	5 ft	5 ft	5 ft
Min. Rear Setback	40 ft	35 ft	30 ft
Max. Building Height	48 ft	48 ft	40 ft

### • Existing Zoning



- The site is currently zoned Neighborhood 1-A and is surrounded by Neighborhood 1-A zoning.





The site (identified with a red star) located along the west side of Zoar Road, east of Shanagarry Drive, and south of Hunting Birds Lane and is in an area developed with single family dwellings.



The site viewed from Zoar Road.





The property to the south and west along Shanagarry is developed with single family homes.



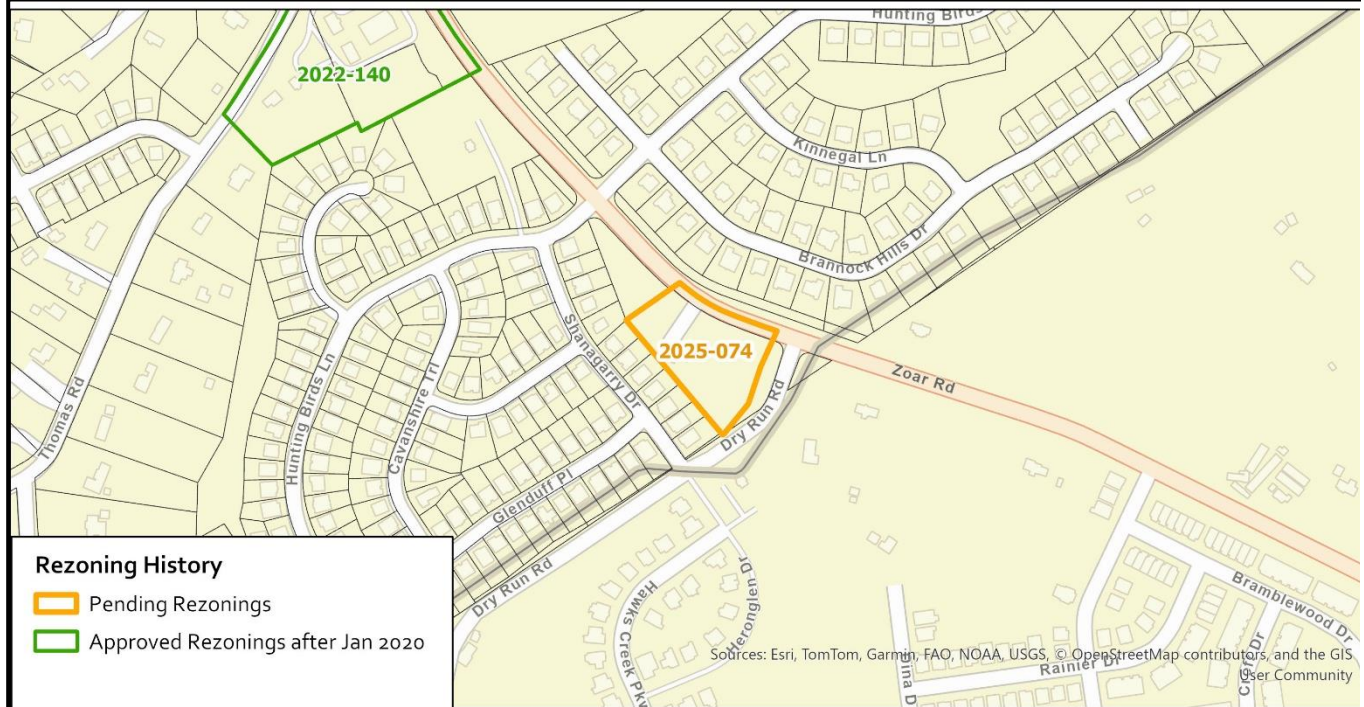
The property to the north along Brannock Hills Drive is developed with single family homes.



The property to the south along Dry Run Road is developed with a community pool and single family homes.



- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-140	Rezoned 7 acres from R-3 (Single Family Residential) to O-1(CD) (Office, Conditional) to reuse the existing structures on the site to allow for office, research, educational, and dormitory uses for the F.A. Bartlett Tree Expert Company.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Zoar Road, a State-maintained minor arterial, south of Hunting Birds Lane, a State-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- NCDOT STIP U-5766A
  - South Carolina line to NC 49 (South Tryon Road). Widen to multi-lanes.
  - Currently in Right of Way Phase schedule completion in 2030

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 15 trips per day (based on 1 single family dwelling unit).

Entitlement: 88 trips per day (based on 7 single family dwelling units).

Proposed Zoning: 144 trips per day (based on 12 multi-family dwelling units).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - River Gate Elementary at 105%.
    - Southwest Middle at 130%.
    - Palisades High at 112%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Zoar Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 400-feet northwest of the rezoning boundary along Hunting Birds Lane. A developer donated project will be required. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225