



Zoning Committee

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**REQUEST**

Current Zoning: N1-B (neighborhood 1-B)  
Proposed Zoning: R-8MF(CD) (single family residential, conditional)

**LOCATION**

Approximately 15.93 acres located on the west side of Milhaven Lane, south of Juniper Drive, and east of Interstate 77. (Council District 2 - Graham)

**PETITIONER**

Mattamy Homes

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 7-0 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 petition proposes to add to the variety of housing options in the area.
- The petitioner commits to constructing an 8-foot-wide planting strip and 6-foot-wide sidewalk along the site's frontages of Milhaven Lane and along internal public streets.
- The petitioner proposes to enhance connectivity with two stub connections on the north edges of the site.
- The petition proposes connecting the new proposed street to the existing, adjacent Meadow Knoll Drive.
- The site would be well served with transit access from the CATS bus route along Statesville Road and two stops within a ½ mile of the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities.

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: Neeley / Winiker  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: None  
 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 for clarification on the sidewalk width. Staff responded that a 6-foot wide sidewalk is required.

Commissioner Russell asked if there was going to be a road connection to Tulip Lane. Staff stated that due to the existing wetland the petitioner was granted an exception to the required street connection.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225