



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-016

June 3, 2025

REQUEST

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

LOCATION

Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 11.16 acres located south of Paw Creek Road, west of Toddville Road, east of Breslin Street.

(Council District 2 – Graham)

PETITIONER

Kingdom Development Partners, LLC

**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 **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:

- The need for additional housing units and additional housing types in the area supersedes the current lack of connectivity to the site by means other than automobiles.
- While the site lacks proximity to amenities such as daily goods and services, and transportation, it is close to a large employment center, Charlotte-Douglas International Airport which needs housing to support necessary employment.
- The site is also close to the CLT Destination District, adjacent to Charlotte-Douglas International Airport, that will see additional amenities developed in the future.

Motion/Second: Neeley / McDonald

Yeas: Neeley, McDonald, Shaw, Stuart, Sealey, Blumenthal

Nays: None

Absent: Winiker

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Commissioner Shaw asked staff to elaborate on the recommendation, specifically if there is anything that could be done to the plan to gain staff support of the petition. Staff stated that they are not recommending denial of the petition so there is the opportunity for the petitioner to revise the plans and gain staff support. Staff stated that the site does not have many of the elements that staff looks for when recommending a Place Type Change from Neighborhood 1 to Neighborhood 2. The site is not near any designated Activity Center according to the *2040 Policy Map*, it is not near any daily goods or services, the area lacks sidewalks, and there is not access to transit. Staff stated that the plan does provide new public streets which would allow the petitioner to subdivide the property and build under a Neighborhood 1 zoning district.

Commissioner Shaw asked staff to list their top concerns regarding the design of the site rather than the *Policy Map* recommendation. Staff stated the site lacks urban amenities, the proposed form of the site is similar to what could be achieved under a Neighborhood 1 zoning district but without the urban amenities such as sidewalks, transit, and access to good and services. Given the context, the site may be better suited to develop under the Neighborhood 1 Place Type.

Commissioner Sealey asked about the mix of unit types and the number of units achievable under Neighborhood 1, as opposed to the proposed Neighborhood 2 zoning. Staff stated that the plan limits the number of units per building to 4 and limits the number of quadrplex buildings on site. The most intense Neighborhood 1 district, N1-F, permits multi-dwelling developments but requires no more than 2 buildings on one lot, so the site would have to be subdivided into individual lots, therefore additional public streets would be required and the form of the site would change.

Commissioner Sealey stated that he likes the public street extension of Urbana Drive and the new public street connection to Paw Creek Road which provides the beginnings of a street grid. He stated that the site is not far from a bus line on Freedom Drive. He stated that he is not opposed to upzoning from a Neighborhood 1 district to a Neighborhood 2 district. Staff stated that it is possible to walk to a bus stop on Freedom Drive but there is a sidewalk gap on Urbana Drive and no sidewalks on Paw Creek Road.

Commissioner McDonald asked for a description of the location of the site for additional context. Staff stated that the site was east of Little Rock Road, which intersects with the entrance to the airport to the southwest of the site, just west of Toddville Road which leads to Freedom Drive to the north and Tuckaseegee Road to the south.

Commissioner McDonald stated that new housing units are needed to warrant the construction of new amenities like goods and services. She stated that she is not opposed to the rezoning. She also asked how many units might be possible to develop on the site under the current zoning.

Commissioner Sealey stated that under the current zoning the site could be developed with triplexes on individual lots.

Staff stated that it is difficult to say how many units might be achievable under the current zoning due to the need for new public streets throughout the site and the amount of floodplain along the southern boundary of the site. Staff followed-up on the comment regarding housing units needed to warrant the construction of new amenities and stated that this is true, however the *Policy Map* does not designate any activity centers in this area. The *Comprehensive Plan* is not envisioning any mixed-use or nonresidential development within a short walk of the site. Staff stated that the expectation of the *Comprehensive Plan* would be to transition Neighborhood 1 designations to Neighborhood 2 along with edges of activity centers.

Commissioner Sealey stated that this site is close to the airport which is one of the largest employers in the region and housing is needed near jobs. He is in favor of this petition and the need for housing is very important.

Chairperson Blumenthal stated that this petition falls into a grey area regarding the transition from Neighborhood 1 to Neighborhood 2. He stated that he is concerned with the lack of amenities in the area and the possibility of setting a precedent. However, it is difficult for the Zoning Committee to recommend against additional housing options in general, but especially in this area so close to employment opportunities.

There was no further discussion of this petition.

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PLANNER