



Zoning Committee

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-B (CD) (Neighborhood 2-B, conditional)

LOCATION

Approximately 6.60 acres located north of Wilora Lake Road, east of North Sharon Amity Road, and west of Mayberry Lane. (Council District 5 – Mazuera-Arias)

PETITIONER

Crosland Southeast

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-2 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* calls for the Campus 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 North Sharon Amity Road corridor is located within eastern Charlotte, serving as a key connector between major thoroughfares such as Central Avenue and Albemarle Road. The surrounding area is characterized by a mix of single family neighborhoods, institutional uses, and emerging multi-family developments, reflecting a gradual transition toward more diverse housing options. The corridor benefits from proximity to local retail, community services, and transit routes, supporting a vision for increased connectivity and neighborhood-scale amenities.
- The proposed redevelopment at 4000 North Sharon Amity Road introduces a multi-family residential community designed to complement the evolving character of the corridor. The plan envisions up to 139 dwelling units, including 125 senior multi-family stacked units and up to 14 attached units such as duplexes or triplexes, creating a mix of housing types that responds to demographic needs and affordability goals. The petition commits to an affordability component providing

a housing program ensuring that 100% of the multi-family stacked dwelling units are affordably priced for households earning up to 80% of the area median income (AMI). These units will maintain income-restricted rents for a minimum of 50 years.

- Ground-level design and frontage treatments will prioritize pedestrian experience through enhanced sidewalks and planting strips along North Sharon Amity Road and Wilora Lake Road. These improvements aim to foster a walkable environment and integrate the development into the surrounding neighborhood fabric.
- The site benefits from existing infrastructure and transit accessibility, with nearby CATS bus routes providing connections to employment centers and retail destinations. Planned streetscape improvements, including a 12-foot shared-use path along North Sharon Amity Road and internal sidewalk connections, will further enhance mobility options for residents and visitors.
- The proposal meets preferred variables for a place type change to the Neighborhood 2 Place Type given its frontage on an arterial, the size of the site, its close proximity to an activity center with goods and services, and its access to transit options.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by including housing within a half mile of an activity center along Central Avenue that features essential goods, services, and amenities.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by including a maximum one hundred sixty-four (164) dwelling units including missing middle housing building forms in an area predominantly zoned Neighborhood 1.
 - 3: Housing Access for All may be facilitated by committing to provide 144 affordable multi-family units for senior housing.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus Place Type to Neighborhood 2 Place Type for the site.

Motion/Second: Stuart / McDonald
 Yeas: Welton, Gaston, McDonald, Stuart
 Nays: Caprioli, Millen
 Absent: Shaw
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Millen summarized the outcomes of two community meetings held by the petitioner, highlighting key concerns raised by residents. These included questions about whether the project is compatible with the existing neighborhood and the perception that its scale differs from current development patterns, such as lot sizes and density. Residents also expressed concerns about transportation impacts, noting that existing road conditions—particularly along Sharon Amity Road—are already inadequate for current traffic and will be further strained by previously approved developments, creating significant safety issues. Commissioner Millen also mentioned uncertainty around Housing Trust Fund dollars, specifically regarding funding reliability and timelines if the funding does not materialize.

Chairperson Welton expressed support for the project, citing its proximity to Neighborhood 2 and Eastland Yards. From a land use perspective, he noted that repurposing underutilized church-owned land for housing is a positive trend that benefits the area.

Commissioner McDonald added that the site's proximity to Eastland Yards offers both public and private investment opportunities and access to services for affordable and senior housing. She voiced support for the petition, emphasizing that nearby businesses need households to thrive and that the proposed density and building heights appear more considerate of the existing development character.

Commissioner Millen acknowledged these points but reiterated the challenge of implementing and justifying a petition of this scale within the context of the existing neighborhood.

There was no further discussion of this petition.

MINORITY OPINION

The petition does not align with the existing neighborhood density and lacks supporting infrastructure and planned transportation improvements. Overall, the project is incompatible with the area, raises safety concerns, faces community opposition, relies heavily on Housing Trust Fund dollars, and lacks an area plan to confirm compatibility.

PLANNER

Sheighla Tippett (980) 384-4632