



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-028

August 5, 2025

REQUEST

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

LOCATION

Approximately 8.91 acres located south of Mt Holly-Huntersville Road, east of Oakdale Road, and west of Firestreak Drive.

(Adjacent City Council District 4 - Johnson)

(County Commissioner District 1- Powell)

PETITIONER

Canvas Residential Partners, LLC

**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 proposed development would fill a need for housing in an area that has been identified by the *2040 Comprehensive Plan* as lacking opportunities for access to housing. The petition seeks to address the housing need with an allowance for up to 65 residential units.
- The site is adjacent to the Neighborhood 2 Place Type area that are developed as multi-family housing along Mt. Holly-Huntersville Road to Oakdale Road. They share a similar development pattern and street connectivity.
- The proposed plan limits the number of units per building to four which is compatible with building forms allowed in the Neighborhood 1 Place Type. This provides an opportunity for a gentle increase in density.
- The proposed plan would continue the trend in

moderate-intensity residential development along the Mt. Holly-Huntersville Corridor. Additionally, this site, combined with the adjacent Neighborhood-2 Place Types, meets the minimum area requirements for establishing a new Neighborhood-2 Place Type.

- The petition provides a transition from the Interstate to low density residential neighborhoods on the north side of Mt. Holly-Huntersville Rd.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

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: Sealey / Winiker

Yeas: Caprioli, Gaston, Sealey, Shaw, Stuart, Welton, 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 Welton asked if Mt Holly-Huntersville Road and Public Street A was an all-way access intersection without signalization. Staff stated that was correct.

There was no further discussion of this petition.

PLANNER

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