

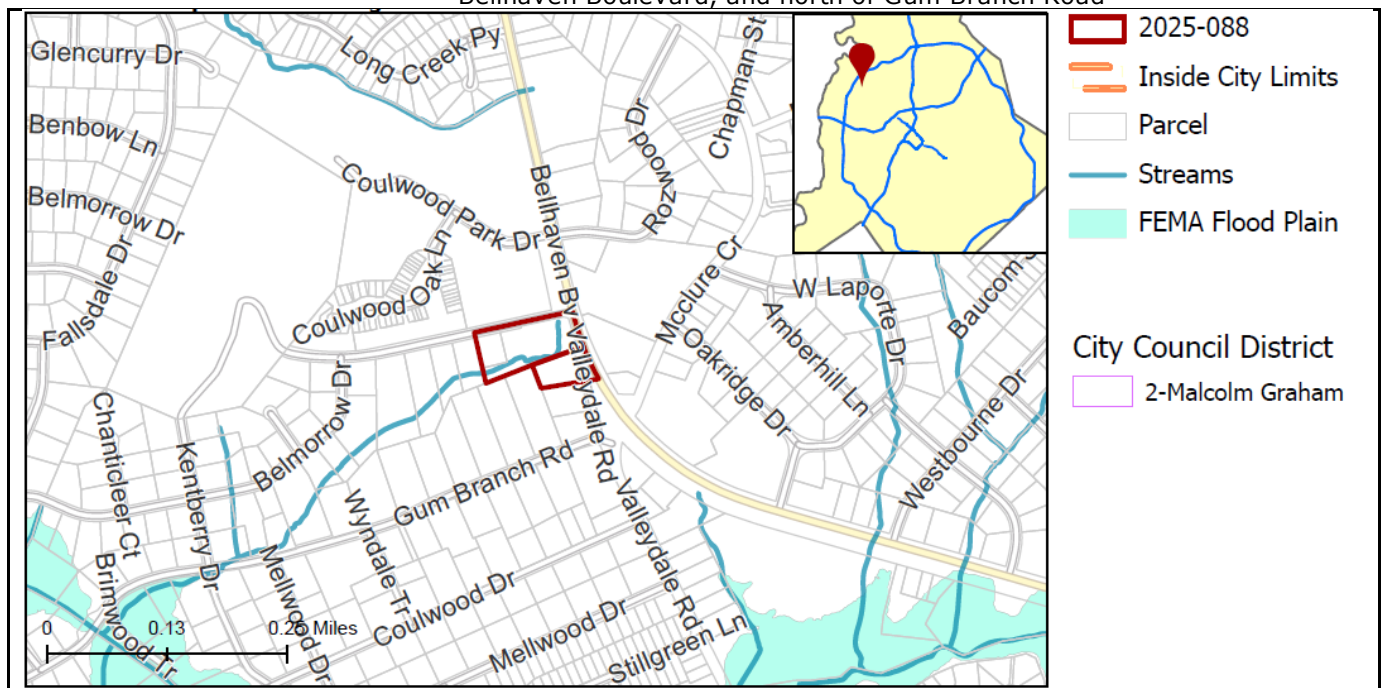
REQUEST

Current Zoning: R-8MF(CD) (Multi-Family, conditional)
Proposed Zoning: N1-D(CD) (Neighborhood 1-D, conditional) and N1-A (Neighborhood 1-A)

LOCATION

Address: 227 Kentberry Drive Charlotte, NC 28214

Approximately 3.51 acres located south of Kentberry Drive, west of Bellhaven Boulevard, and north of Gum Branch Road



SUMMARY OF PETITION

The petition proposes to allow single family detached houses on a portion of the site along Kentberry Drive under N1-D (Neighborhood 1-D) zoning standards and all uses permitted in the N1-A district for a portion of the site along Valleydale Road. The site is currently undeveloped.

PROPERTY OWNER

Wanda Ellen Sullivan and Landon Morris Funderburk, Trustees of the Funderburk Legacy Trust dated July 9, 2013

**PETITIONER
AGENT/REPRESENTATIVE**

Northway Homes, LLC
David Murray, Murray Law Firm, PLLC

COMMUNITY MEETING

The community meeting was held on September 25, 2025 and 71 people from the community attended. A second community meeting was held on January 14, 2026 and 11 people from the community attended.

The community meeting report from the September 25th meeting notes that items discussed at the meeting included an overview of the proposed development, while community concerns centered on environmental impacts, stormwater management, buffering, parking, traffic, rental potential, unit size, tree removal, and neighborhood character.

The community meeting report from the January 14th meeting notes that items discussed at the meeting included an overview of rezoning request to replace the previously proposed townhome development with single-family detached housing, addressing neighborhood preferences and concerns about

stormwater runoff, building materials, house size, and overall site development impacts.

The full meeting reports are available online.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N1-D(CD) (Neighborhood 1-D, conditional) and N1-A is consistent with the *Policy Map* recommendation.
- The site is currently zoned R-8MF(CD) (Multi-Family, conditional), per petition 2005-111, and is entitled for up to 28 multi-family dwelling units. The proposed development reduces the number of units permitted on the site and limits the development to single family detached units in the N1-D(CD) portion of the site.
- The site is adjacent to the Coulwood Shopping Center, located across Bellhaven Boulevard, and designated as the Neighborhood Center Place Type, providing convenient access to uses such as retail, dining, personal services, and small-scale office spaces.
- The site is adjacent to Coulwood Oaks, a multi-family attached development located to the northwest across Kentberry Drive, and zoned R-15MF(CD) (Multi-Family, conditional).
- The site is within a ¼-mile of Coulwood Middle School and Coulwood Park, as well as adjacent to a religious institution. Convenient access to civic facilities such as schools, parks, and religious institutions is considered essential to building complete communities and is encouraged by the *2040 Comprehensive Plan*.
- The site is directly served by transit, with the CATS Route 1 local bus and the 88x CATS express bus providing service between Callabridge Commons Shopping Center and the Charlotte Transportation Center (CTC) in Uptown.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

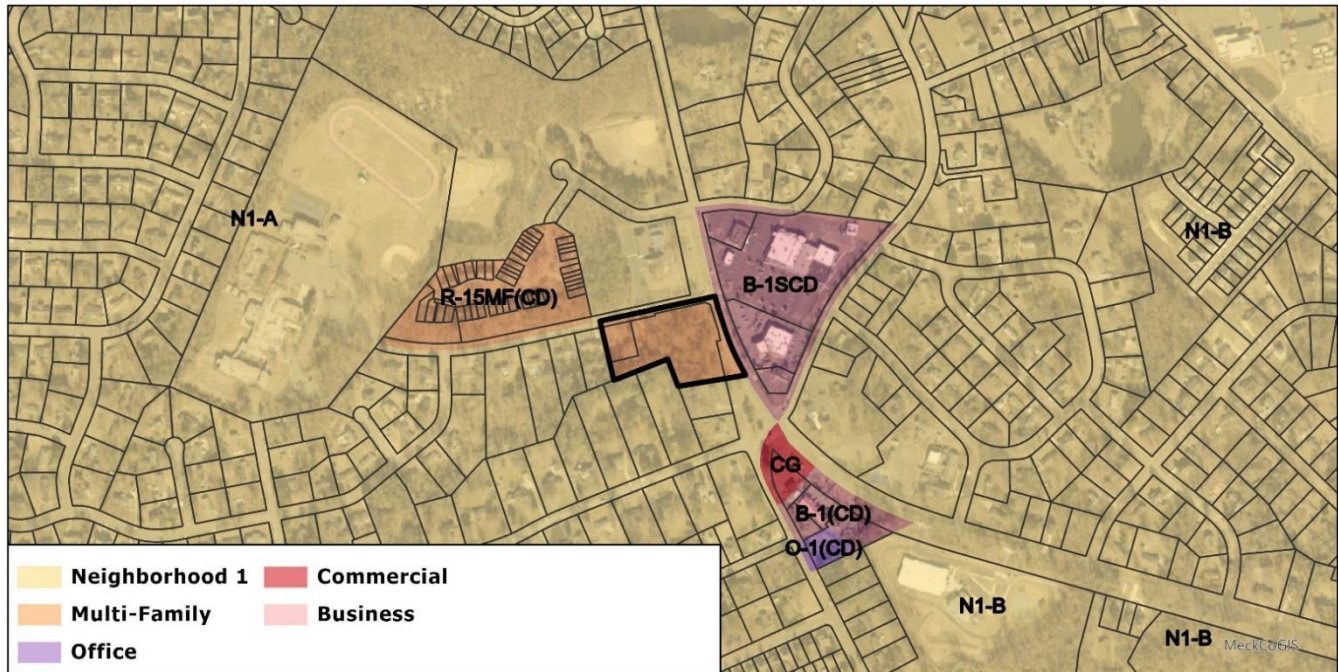
- Existing Zoning:
 - R-8MF(CD) (Multi-Family, conditional): per conditional rezoning petition 2005-111, and is entitled for up to 28 multi-family dwelling units.
- Proposed Zoning:
 - N1-A (Neighborhood 1-A): this district allow for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 10,000 square feet or greater.
 - N1-D (Neighborhood 1-D): This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 3,500 square feet or greater.
 - Conditional (CD): This petition proposes site-specific commitments that further restricts the use of the site for the N1-D portion of the site.

• **Proposed Request Details**

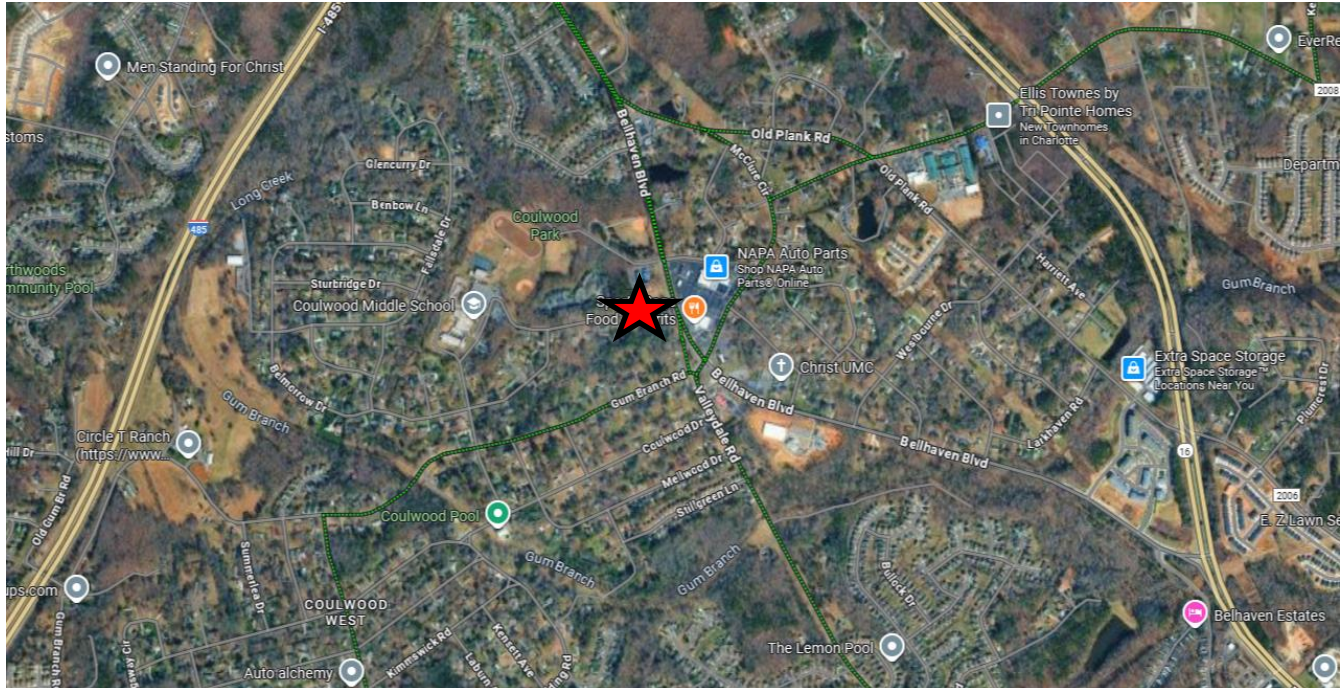
The development standards accompanying this petition contain the following provisions:

- The proposal limits the development to single family detached dwelling units in the N1-D(CD) (Neighborhood 1-D, Conditional Zoning District) portion of the site.
 - The N1-D(CD) portion of the site is approximately 2.62 acres, located along Kentberry Drive.
- Permits the development of any use allowed in the N1-A (Neighborhood 1-A) zoning district on the 0.9-acre portion of the site proposed for N1-A along Valleydale Road.

- **Site Context and Imagery**



- The site is zoned R-8MF(CD) (Multi-Family Residential, conditional). It is adjacent to a property zoned R-15MF(CD) (Multi-Family Residential, conditional) to the northwest, across Kentberry Drive. The site is located across Bellhaven Boulevard from a shopping center zoned B-1SCD (Neighborhood Business Shopping Center District, Conditional). All other surrounding properties are zoned N1-A (Neighborhood 1-A).



The site (indicated by the red star above) is located along the west side of Bellhaven Boulevard, approximately 1-mile southeast of Interstate I-485 and 1-mile northwest of Brookshire Boulevard. The site is located across from the Coulwood Shopping Center. It is also across Kentberry Drive from Hillcrest Baptist Church and the Coulwood Oaks multi-family attached development. Coulwood Middle School and Coulwood Park are approximately 1/4-mile west of the site on Kentberry Drive. The area is predominantly developed with single family housing.



View of the site looking southwest from the intersection of Bellhaven Boulevard and Kentberry Drive. The site is undeveloped and is primarily wooded but is entitled for 28 multi-family dwelling units via rezoning petition 2005-111.



View of the site looking west along Kentberry Drive.



View of the Couldwood Shopping Center located across Bellhaven Boulevard from the subject site. The shopping center is designated as a Neighborhood Activity Center by the *2040 Comprehensive Plan* and contains a mix of retail, dining, personal services, and small-scale office spaces that can be conveniently accessed from the proposed development site.



View of the Hillcrest Baptist Church located along on Bellhaven Boulevard, across Kentberry Drive from the site.



View of Couldwood Middle School located on Kentberry Drive approximately 1/4-mile west of the site.

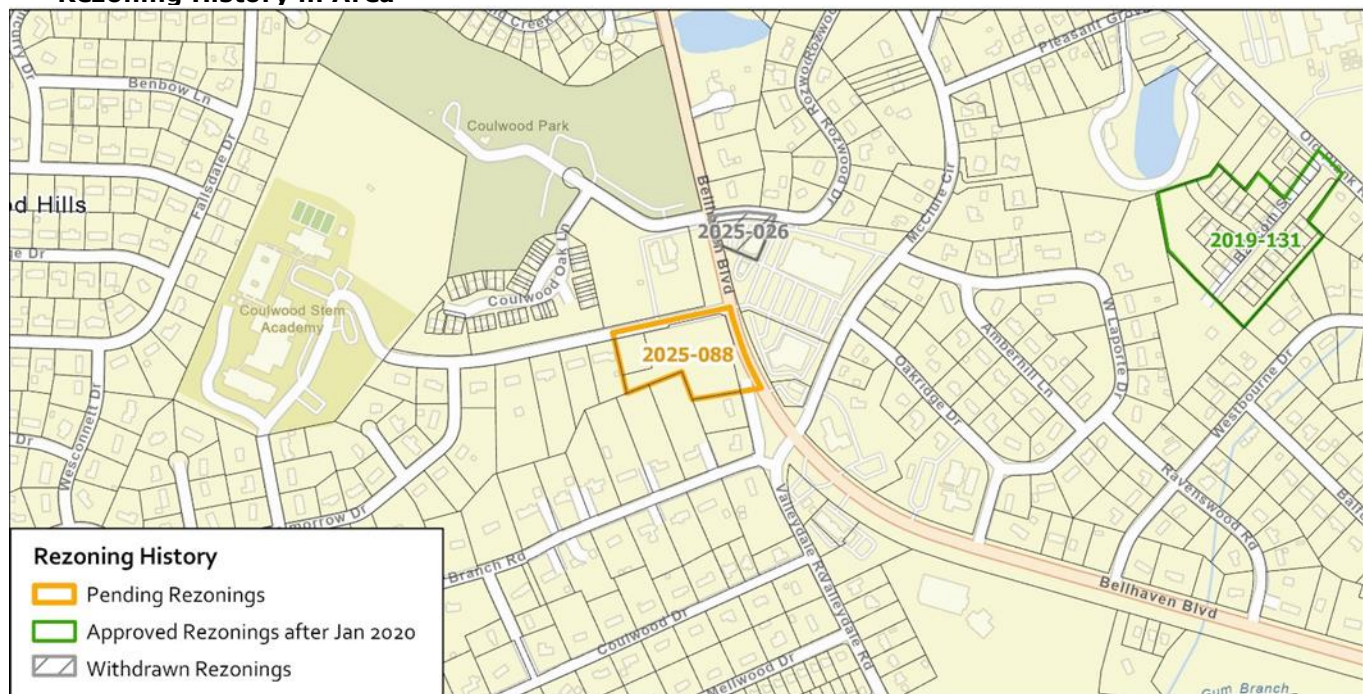


View of single-family development along the south side of Kentberry Drive, zoned N1-A. This is typical of the development pattern in the area.



View of Coulwood Oaks, a development containing multi-family attached dwelling units located to the northwest of the site across Kentberry Drive.

• **Rezoning History in Area**



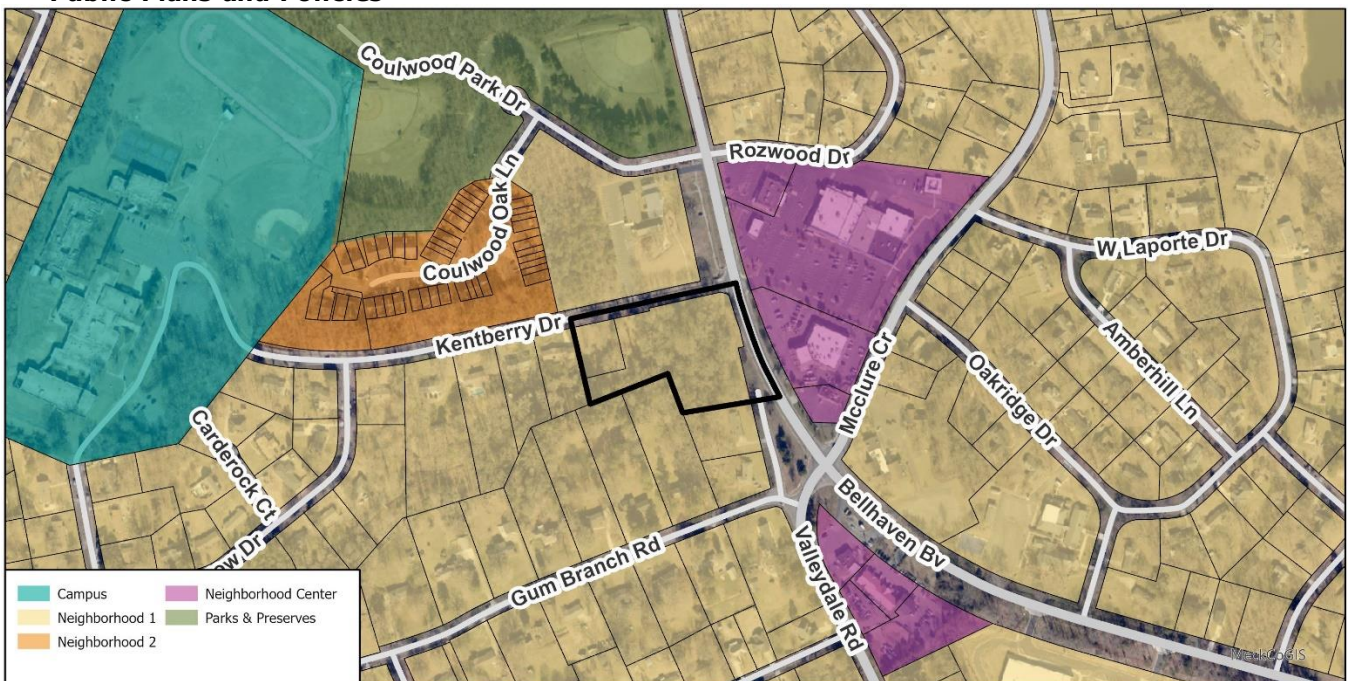
Petition Number	Summary of Petition	Status
2019-131	Rezoned 8.57 acres from R-3 (Single-Family) to R-4 (Single-Family) to allow all uses permitted in the R-4 zoning district.	Rezoning approved, permit application approved (SDRSF-2020-00102), construction completed.
2025-026	Rezoned 0.8 acres from B-1SCD (Neighborhood Business, Shopping Center District, conditional) to NC (Neighborhood Center) to allow all uses permitted in the NC zoning district.	Rezoning withdrawn

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

• INFRASTRUCTURE COMMENTS**• Charlotte Department of Transportation**

- The site is located adjacent to Bellhaven Boulevard, a State-maintained minor arterial, south of Kentberry Drive, a City-maintained major collector. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Petitioner submitted a rezoning petition change request; the petition will be treated as a Tier 1. 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:**
 - Not applicable.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: Not applicable (based on vacant site).
 - Existing Zoning Entitlements: 127 trips per day (based on 28 multi-family dwelling units).
 - Proposed Zoning: 102 trips per day (based on 20 estimated single family dwelling units, N1-D(CD)).

• Storm Water Services

- **Considerations:**
 - See advisory comments at www.rezoning.org

• Charlotte Water

- Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Kentberry Dr. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Kentberry Dr.
- **Considerations:**
 - See advisory comments at www.rezoning.org

• Charlotte-Mecklenburg Schools

- The development may add 6 students to the schools in this area. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Paw Creek Elementary remains at 115%
 - Coulwood Middle remains at 79%
 - West Mecklenburg High remains at 75%
- **Considerations:**
 - Existing school capacity in this area is currently inadequate for elementary school.
 - Existing school capacity in this area is currently adequate for middle and high school.
 - See advisory comments at www.rezoning.org

• Charlotte Area Transit System

- **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
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- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Park and Recreation Department:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818