



Zoning Committee Recommendation

Rezoning Petition 2025-025

December 2, 2025

REQUEST

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

LOCATION

Approximately 4.75 acres located east of Moss Road, south of Livingston Mill Road, and north of Scottsman Trace Drive.

(Council District 3 - Brown)

PETITIONER

Angelo Tillman

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 **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- *The 2040 Policy Map* recommends the Neighborhood 1 Place Type.

Therefore, 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 would allow for a modest increase in density on the site while remaining consistent with the Neighborhood 1 Place Type.
- The proposed N1-C(CD) zoning would allow 6,000 square foot lots as opposed to 10,000 square foot lots under the current N1-A zoning while maintaining the intent of the Neighborhood 1 Place Type. Given the substantial area of the site dedicated to tree save, open space, and future greenway, the overall density proposed is compatible with the surrounding residential development.
- The petition exceeds ordinance requirements in its commitment to provide a 10' Class C landscape yard with an opaque fence along the northern and southern property boundaries where adjacent to single family detached dwellings.
- The petition commits to dedication of a minimum of 100' along Polk Ditch to Mecklenburg County for a future

greenway as well as a 60' access easement to connect to proposed Loughlin Lane extension.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

Motion/Second: McDonald / Caprioli

Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Shaw

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Shaw recalled opposition speakers at the public hearing expressing concerns regarding water and sewer degradation if services were extended to the site from Loughlin Lane as opposed to Moss Road. She asked if the City shares those concerns. Staff replied that Charlotte Water has not expressed any concerns about over-extending their services if the petition moves forward.

PLANNER

Joe Mangum (704) 353-1908