



Zoning Committee Recommendation

Rezoning Petition 2025-017

June 3, 2025

REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 3 acres located on the west side of Nations Ford Road, south of Echodale Drive, and north of Wanda Lane.
(Council District 3 - Brown)

PETITIONER

The Drox Group, 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** 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 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 proposed multi-family attached dwellings would diversify the housing options along this segment of Nations Ford Road. The Equitable Growth Framework identifies housing as a priority need in this area.
- The site is adjacent to EE Waddell High School and within ½ mile of Nations Ford Elementary School, an employment campus, commercial node, and a proposed Mecklenburg County community resource center.
- A bus stop for CATS Route 24 is located along the site's Nations Ford Road frontage.
- The site is a remnant parcel surrounded by property owned by Charlotte-Mecklenburg Schools.
- 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 Campus Place Type to the Neighborhood 2 Place Type.

Motion/Second: Sealey / Stuart

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

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*.

Chairperson Blumenthal confirmed that each member of Zoning Committee had received the latest revised site plan.

Chairperson Blumenthal asked if staff was still requesting a stub to the north. Planning staff replied that there are no outstanding issues and that staff had rescinded the issue requesting the stub to the north of the site.

PLANNER

Joe Mangum (704) 353-1908