

## Zoning Committee Recommendation

Rezoning Petition 2025-088

February 3, 2026

**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**

Approximately 3.51 acres located south of Kentberry Drive, west  
of Bellhaven Boulevard, and north of Gum Branch Road.  
(Council District 2 - Graham)

**PETITIONER**

Northway Homes, 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 **consistent** from staff analysis  
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 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 1/4-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.

Motion/Second: Stuart / Gaston

Yea: Stuart, Gaston, Millen, McDonald, Caprioli, and Welton

Nays: None

Absent: Shaw

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

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

Chairperson Welton asked whether a site plan is associated with this rezoning. Staff explained that the rezoning was initially submitted as a Tier 2 conditional rezoning with an associated site plan requesting the N2-A (Neighborhood 2-A) zoning district. However, the petition was later revised to a Tier 1 conditional rezoning requesting the N1-D (Neighborhood 1-D) zoning district, which includes only conditional notes rather than a site plan.

Chairperson Welton thanked the community for providing feedback on the proposed plan.

Chairperson Welton asked about the creek running through the site and stormwater concerns raised during the public hearing. Staff stated that, based on the petitioner's comments at the hearing and clarification from Stormwater staff, it is almost certain the site will need to install stormwater facilities to treat and detain runoff on-site.

Chairperson Welton also noted that the proposed rezoning is less intense than the multi-family entitlements allowed under the current R-8MF(CD) zoning. Staff stated that the existing R-8MF(CD) zoning permits up to 28 multi-family units, while the proposed rezoning would primarily allow single family detached homes only.

Commissioner McDonald stated that the last speaker in opposition at the public hearing opposed the petition because of the reduction in the number of units proposed for the site.

There was no further discussion of this petition.

#### **PLANNER**

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