



REQUEST

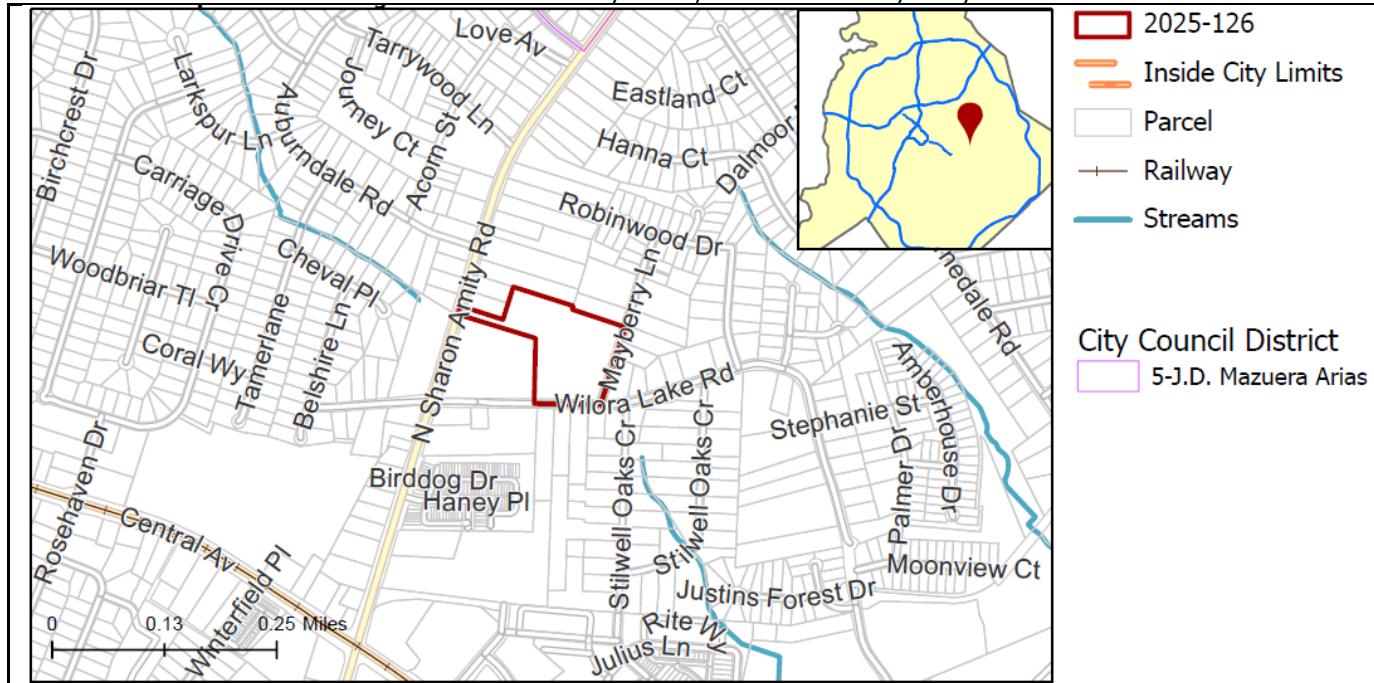
Current Zoning: N1-A (Neighborhood 1-A)

Proposed Zoning: N2-B (CD) (Neighborhood 2-B, conditional)

LOCATION

Address: 4000 N Sharon Amity Rd, Charlotte, NC 28205

Approximately 6.60 acres located north of Wilora Lake Road, east of North Sharon Amity Road, and west of Mayberry Lane.



SUMMARY OF PETITION

The petition proposes creating a ~~144~~ 125-unit senior affordable housing community along with ~~20~~ 14 for-sale townhomes to be subdivided from land currently used for a place of worship.

PROPERTY OWNER

Charlotte Calvary Church of the Nazarene

PETITIONER

Crosland Southeast

AGENT/REPRESENTATIVE

Bridget Grant, Moore and Van Allen

COMMUNITY MEETING

The community meeting was held on January 8, 2026 and 37 people from the community attended.

The community meeting report notes that items discussed at the meeting included the petition's proposal to rezone a 6.6-acres to N2B(CD) (Neighborhood 2-B, conditional) to allow for senior affordable multi-family units and market-rate townhomes, along with amenities such as sidewalks, buffers, and a clubhouse. Discussion topics included transportation concerns, with residents questioning traffic circulation and safety; the petitioner noted that a new entrance on Sharon Amity Road is planned with right-in/right-out access but no traffic signal, and broader improvements are expected from the Eastland Yards project. Environmental considerations centered on tree preservation and green space, with commitments to conduct a tree survey, maintain tree save areas along site edges, and preserve the existing soccer field. Market conditions and affordability were also addressed. Additional topics included building height, lighting standards, property management,

transit access, and a construction timeline. The full meeting report is available online.

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, site and building design, and land use.
<u>Plan Consistency</u>	
The petition is inconsistent with the <i>2040 Policy Map</i> recommendation for Campus Place Type.	
<u>Rationale for Recommendation</u>	
<ul style="list-style-type: none">• The North Sharon Amity Road corridor is located within eastern Charlotte, serving as a key connector between major thoroughfares such as Central Avenue and Albemarle Road. The surrounding area is characterized by a mix of single family neighborhoods, institutional uses, and emerging multi-family developments, reflecting a gradual transition toward more diverse housing options. The corridor benefits from proximity to local retail, community services, and transit routes, supporting a vision for increased connectivity and neighborhood-scale amenities.• The proposed redevelopment at 4000 North Sharon Amity Road introduces a multi-family residential community designed to complement the evolving character of the corridor. The plan envisions up to 139 dwelling units, including 125 senior multi-family stacked units and up to 14 attached units such as duplexes or triplexes, creating a mix of housing types that responds to demographic needs and affordability goals. The petition commits to an affordability component providing a housing program ensuring that 100% of the multi-family stacked dwelling units are affordably priced for households earning up to 80% of the area median income (AMI). These units will maintain income-restricted rents for a minimum of 50 years.• Ground-level design and frontage treatments will prioritize pedestrian experience through enhanced sidewalks and planting strips along North Sharon Amity Road and Wilora Lake Road. These improvements aim to foster a walkable environment and integrate the development into the surrounding neighborhood fabric.• The site benefits from existing infrastructure and transit accessibility, with nearby CATS bus routes providing connections to employment centers and retail destinations. Planned streetscape improvements, including a 12-foot shared-use path along North Sharon Amity Road and internal sidewalk connections, will further enhance mobility options for residents and visitors.• The proposal meets preferred variables for a place type change to the Neighborhood 2 Place Type given its frontage on an arterial, the size of the site, its close proximity to an activity center with goods and services, and its access to transit options.• The petition could facilitate the following <i>2040 Comprehensive Plan</i> Goals:<ul style="list-style-type: none">○ 1: 10 Minute Neighborhoods may be facilitated by including housing within a half mile of an activity center along Central Avenue that features essential goods, services, and amenities.○ 2: Neighborhood Diversity & Inclusion may be facilitated by including a maximum one hundred sixty-four (139) dwelling units including missing middle housing building forms in an area predominantly zoned Neighborhood 1.○ 3: Housing Access for All may be facilitated by committing to provide 125 affordable multi-family units for senior housing.	
The approval of this petition will revise the recommended place type as specified by the <i>2040 Policy Map</i> , from Campus Place Type to Neighborhood 2 Place Type for the site.	

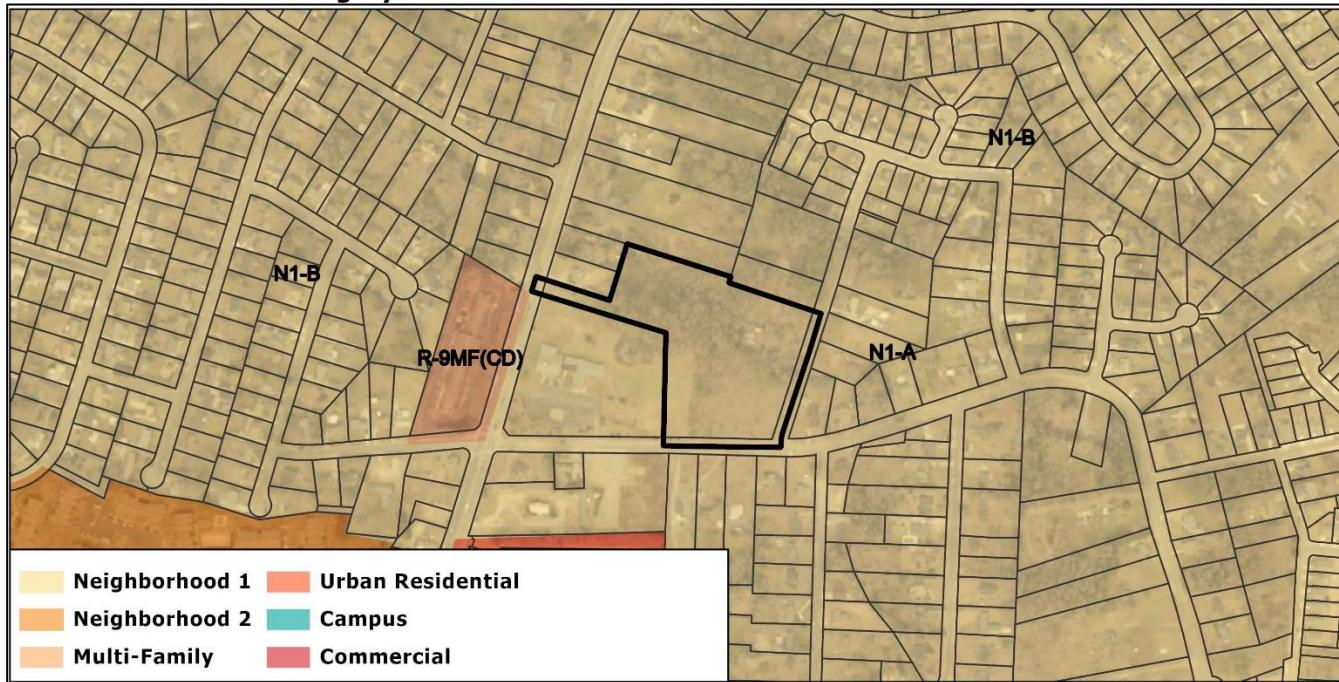
PLANNING STAFF REVIEW

- **Background and Zoning District Summary**
 - Existing Zoning: N1-A (Neighborhood 1-A)
 - 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 10,000 square feet or greater.
 - Proposed Zoning: N2-B (CD) (Neighborhood 2-B, conditional)
 - This district is intended for the development of multi-family attached or stacked dwellings, either as standalone buildings or as components of multi-dwelling developments.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restricts the use of the site.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - The proposed development will include up to ~~164~~ 139 dwelling units, consisting of ~~144~~ 125 senior multi-family stacked units and up to ~~20~~ 14 attached units, which may include duplexes, triplexes, or quadraplexes.
 - **The proposed development commits to building locations that provide additional space between the tower and the building with a minimum distance of 70 feet to encourage safe, equitable development.**
 - The petitioner intends to provide affordable housing by ensuring that 100% of the stacked units are income-restricted for households earning up to 80% of the area median income (AMI) for a minimum of ~~20~~ 50 years. If financing through the Housing Trust Fund (HTF) is not approved after two Request for Proposal cycles or within 18 months of rezoning approval, the site may instead be developed with all uses permitted under the N2-B zoning district standards **excluding the multi-family stacked**
 - The site design will incorporate pedestrian-oriented infrastructure, including a 12-foot shared-use path along N. Sharon Amity Road and 8-foot sidewalks with planting strips along Wilora Lake Road and Mayberry Lane.
 - The proposal includes enhanced landscape buffers, specifically a 25-foot Class B landscape yard along property boundaries adjacent to single family neighborhoods.
 - **The proposed development commits to additional plantings around the perimeter of the cell tower for screening exceeding the standards of the UDO. (Unified Development Ordinance)**
 - Buildings facing public streets, including Wilora Lake Road, will feature usable porches or stoops, raised entrances for privacy, and corner units with wrap-around porches or compliance with blank wall limits. Garage doors will include architectural detailing and be recessed to reduce visual impact.
 - The petition commits to programmed open space, providing amenities that are in accordance with N2-B zoning requirements, featuring seating areas, enhanced plantings, and accessible common spaces for residents.
 - The petition commits to limiting attached dwelling structures to six units per building.
 - Vehicular access will be provided from N. Sharon Amity Road, Wilora Lake Road, and Mayberry Lane, with potential modifications subject to CDOT and NCDOT approval.
 - **The petition commits to a rental cap and owner restrictions as following: that no more than 20% of the units are allowed to be rentals unless approved by the homeowner association, not entity or person shall own more than two units on the site, and units shall not be rented out within the first 12 months of the initial purchase unless approved by the homeowner association.**

- **Site Context and Imagery**



- The site is currently zoned N1-A (Neighborhood 1-A) and is surrounded N1-A (Neighborhood 1-A) on all sides. There is R-9MF(CD) (Multi-Family Residential, conditional) to the west, Neighborhood 2 to the southwest, and UR-2(CD) (Urban Residential, conditional) to the south of the property.



- The site is indicated by a red star and currently contains a place of worship. The site is surrounded by single family to the north, south, and east, and Multi-Family Residential to the west of the site. There is also a Neighborhood Center and Community Activity Center approximately 0.5 miles from the site with various commercial uses.



- A street view facing the site from Wilora Lake Road. The site is currently developed with a place of worship.



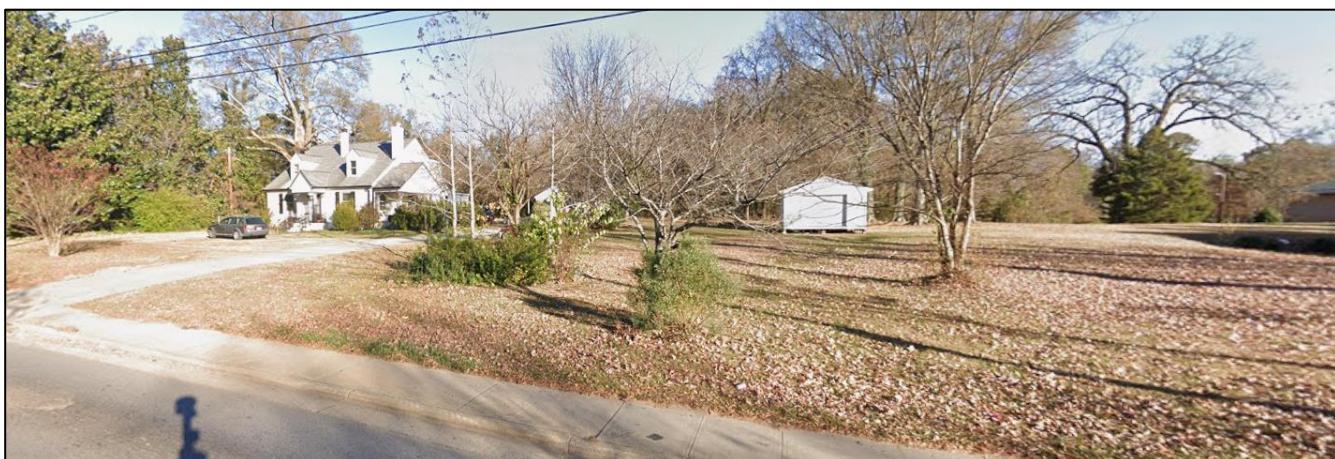
- A street view of single family residential south of the site on Wilora Lake Road.



- A street view of single family residential east of the development on Mayberry Lane.



- A street view west of the site depicting a multi-family residential development on N Sharon Amity Road.

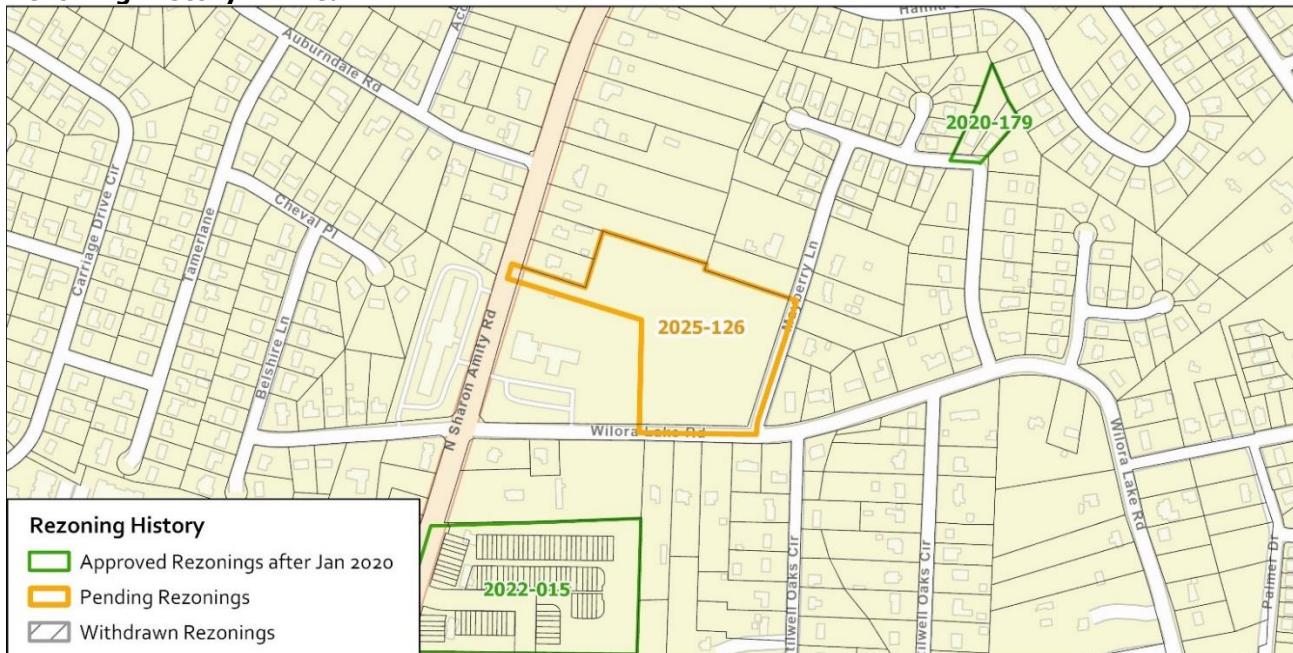


- A street view north of the site depicting single family residential on N Sharon Amity Road.



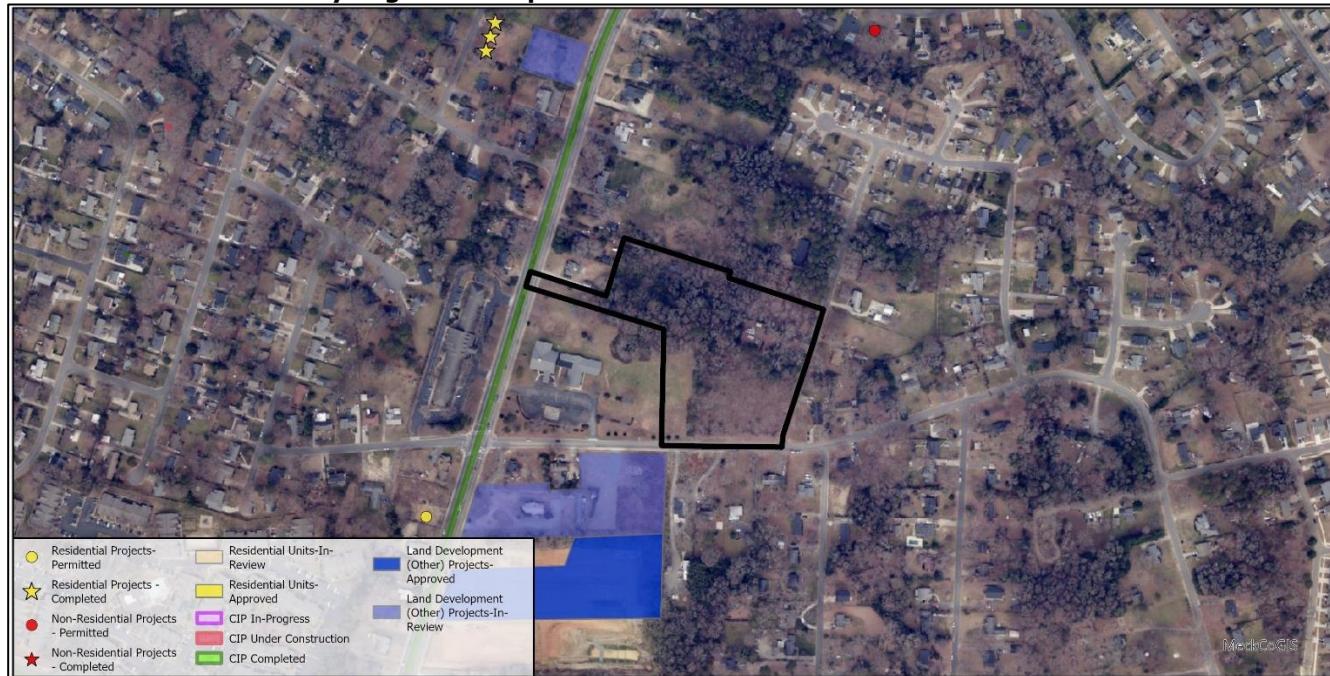
- A street view north of the site depicting single family residential on Mayberry Lane.

- **Rezoning History in Area**



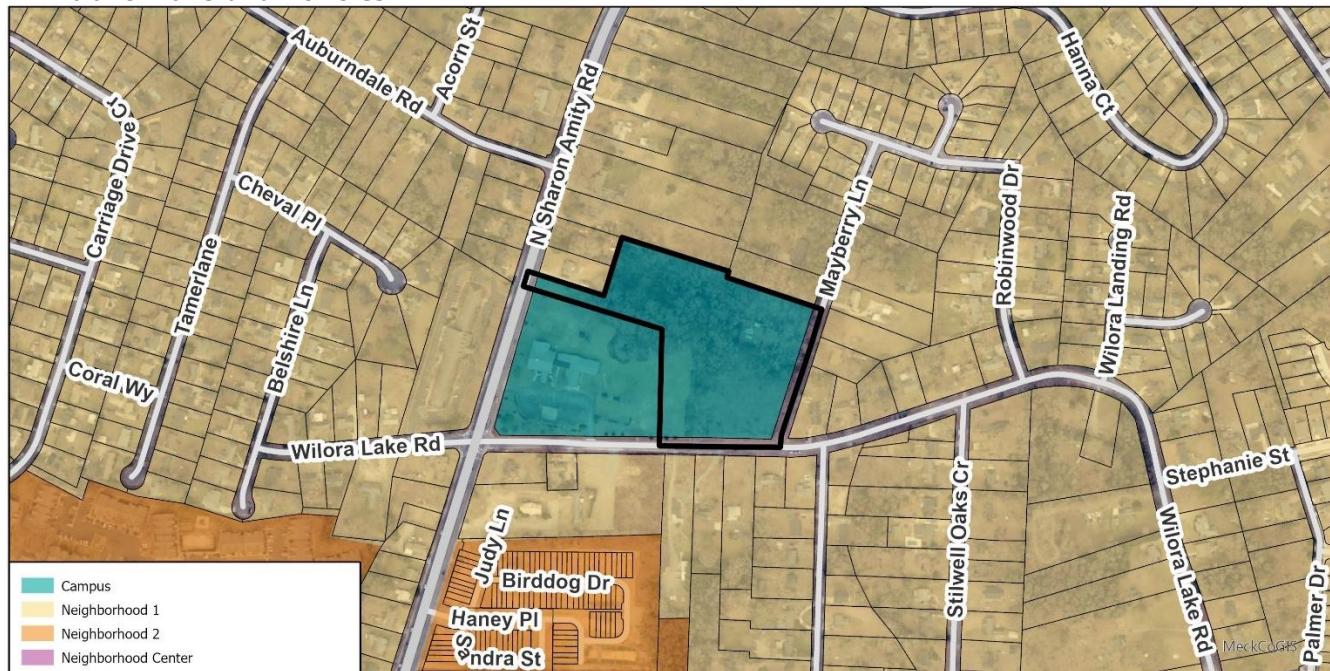
Petition Number	Summary of Petition	Status
2020-179	Rezoned 0.74 acres from R-3 (single family residential) district to R-4 (single family residential) district to allow for all uses permitted either by right or under prescribed conditions within the R-4 zoning district.	Rezoning approved, permit application approved (SDFPNS-2021-00237), and site construction complete for two single family residential structures.
2022-015	Rezoned 7.49 acres from R-4 (single family residential) district to UR-2(CD) (urban residential, conditional) district to allow for 90 townhome units.	Rezoning approved, permit application approved (LDPLAT-2024-00615), and site construction is in progress for 89 townhome units.

- **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* recommends the Campus Place Type. The proposed rezoning is not in alignment with the adopted Campus Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood 2 Place Type.
 - Campuses are a relatively cohesive group of buildings and public spaces that are typically all serving one institution such as a university, hospital, or office park.
 - Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located at the intersection of Wilora Lake Road, a City-maintained local street, Mayberry Lane, a City-maintained local street, and N Sharon Amity Road, a City-maintained arterial street. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 751 daily trips, this will trigger Tier 1 multimodal assessment. Site plan and/or conditional note revisions are needed to commit to relocating curb and gutter, dedicating required right of way, tying proposed sidewalk into existing sidewalk, completing CTR, and addressing access concerns.
 - **Active Projects:**
 - N/A
 - **Transportation Considerations:**
 - See Outstanding Issues, Notes 2, 7-9
 - **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 89 trips per day (based on place of worship use).
 - Existing Zoning Entitlements: 219 trips per day (based on single family uses).
 - Proposed Zoning: **662** trips per day (based on multi-family stacked and townhome uses).

- **Storm Water Services**

- Staff provided notes regarding a potential requirement of a drainage plan.
 - **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Wilora Lake Rd.
 - Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Wilora Lake Rd.
 - **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The development may add **2** 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:
 - Windsor Park Elementary currently at 88% utilization
 - Eastway Middle currently at 109% utilization
 - Garinger High currently at 100% utilization
 - **Considerations:**
 - It is important to note that senior housing units do not affect the number of students attending local schools. This student utilization projections provided are based on the 20 single family attached units.
 - Existing school capacity in this area is currently adequate for elementary, middle, and high schools. Utilization is above 100% for middle school; however, it is below the flex limit of 130%.
 - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**

- The site is located at 4000 N Sharon Amity Rd and is served by CATS bus route #222. According to Table 32-1.1 of the Unified Development Ordinance (UDO), the location and type of required bus amenities will be determined during the Land Development plan review process. CATS requires that any necessary bus stop improvements must comply with ADA standards and adhere to CATS standard details. Final placement and specifications will be coordinated with the developer to ensure compliance with UDO requirements.
 - **Considerations:**
 - See advisory comments at www.rezoning.org

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** See Outstanding Issues, Note 22.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte Fire Department:** Reviewed, no comments.

- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** See Outstanding Issues, Notes 8-10

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~CDOT: Bring Mayberry Lane into compliance with local residential wide typical section with 8' sidewalks (CLDSM Standard No U-03A1). Note that Sharon Amity Road is a city maintained street in the conditional notes.~~ **ADDRESSED**
2. CDOT Bring Wilora Lake Road into compliance with the local residential wide typical section with 8' sidewalks (CLDSM Standard No U-03A1). **OUTSTANDING**
3. ~~CDOT: Revise the location of the future back of curb for Sharon Amity Road to match the Streets Map and UDO requirements.~~ **ADDRESSED**
4. ~~CDOT: Show and label dedication of ROW and SUE for Wilora Lake Road, Mayberry Lane, Sharon Amity Road.~~ **ADDRESSED**
5. ~~CDOT: Add a conditional note stating "A Right of Way Encroachment Agreement is required for the installation of any non standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."~~ **ADDRESSED**
6. ~~CDOT: Revise site plan to commit to tie into existing sidewalk.~~ **ADDRESSED**
7. CDOT: Align access arrow with the proposed full access location. **OUTSTANDING**
8. CDOT: Clarify how the cell tower utility easement is accessed from Mayberry Lane and clarify what the area is/contains where the site plan shows the access going through it. **OUTSTANDING**
9. CDOT: Please remove on-street parking from Wilora Lake Road and existing curb is to remain in place. **OUTSTANDING**

Environment

10. ~~Urban Forestry: A tree survey shall be required for all conditional map amendments.~~ **ADDRESSED**
11. ~~Urban Forestry: Tree save needs to be shown on the plans.~~ **ADDRESSED**
12. ~~Urban Forestry: If the site is not built up to the affordable housing standards, then Green Area requirements will significantly change from a Tier 1 down to a Tier 3 and will most likely have significant design changes that will need to be addressed.~~ **ADDRESSED**

Site and Building Design

13. ~~Rezoning: Provide a buffer around the cell tower as well as additional landscaping for a more desirable product.~~ **ADDRESSED**
14. ~~Rezoning: Depict internal sidewalk connections.~~ **ADDRESSED**
15. Rezoning: Identify programmed open space as intended for the Neighborhood 2 place type. **OUTSTANDING**
16. Rezoning: ~~Provide sidewalks along Wilora lake Rd designed to look like frontages to show more activation on Wilora lake Road.~~ **ADDRESSED**
17. ~~Rezoning: Provide multi family attached design guidelines.~~ **ADDRESSED**
18. Rezoning: Consider reconfiguring the multi-family attached structures to be 5 units or less per building. **OUTSTANDING**
19. Rezoning: Provide a list of prohibited materials and list limitations on the use in terms of percentage of the material on façades. **OUTSTANDING**
20. Rezoning: Identify a max building height to be complimentary to the existing community's character. **OUTSTANDING**

Land Use

21. ~~Rezoning: Clarify how many years the affordable housing will be provided. The conditional notes of the plan state 20 years but the community meeting report referenced 50 years.~~ **ADDRESSED**
22. HNS: Confirm that the level of affordability being committed to does not exceed HNS thresholds for what is considered accessible for the intended clients. **OUTSTANDING**

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

23. Rezoning: Update the petition number on the plans. **ADDRESSED**

24. Rezoning: Label the distance between the wireless communication tower and the southeast building. Staff recommends additional space to be provided between the tower and the building. **ADDRESSED**

25. Rezoning: Update AMI wording after the conditional note stating what level of AMI is being committed to state, "as outlined in the UDO administration manual"

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Sheighla Tippett (980) 384-4632