



## Zoning Committee Recommendation

Rezoning Petition 2021-142

April 5, 2022

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### REQUEST

Current Zoning: MX-2 (mixed use), R-4 (single family residential)  
Proposed Zoning: R-12MF(CD) (multifamily residential, conditional), NS (neighborhood services)

### LOCATION

Approximately 36.23 acres located north of Old Moores Chapel Road, south of Mount Holly Road, and east of I-485.  
(Council District 3 - Watlington)

### PETITIONER

PDC Land Acquisition, LLC

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **consistent** with the land use recommendation of the *Northwest District Plan* but **inconsistent** with the density recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multifamily residential for the majority of the site and single family residential for the remaining portion of the site.
- The plan recommends a maximum of 8 dwelling units per acre (DUA) for the majority of the site and 4 DUA for the remainder of the site.
- The petition meets the General Development Policy (GDP) guidelines for consideration of residential at up to 12 DUA.

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:

- While the proposed residential density exceeds the recommendations of the Northwest District Plan, it is consistent with the residential component of the land use recommendation, and compatible with the GDP supported density of up to 12 dwelling units per acre.
- The proposed development will provide a mix of housing types, allowing for a variety of households to live in the area.

- The proposed site plan will improve road connectivity in the area providing alternative access points to existing neighborhoods.
- The petition commits to installing a traffic signal at Moores Chapel Road & Kendall Drive, which will improve mobility along Moores Chapel Road and provide safer ingress and egress from the commercial uses located off of Kendall Drive.
- The commercial use proposed for the site will provide a neighborhood gathering space in walking distance for residents of this site and surrounding neighborhoods.

The approval of this petition will revise the adopted future land use of multi-family up to 8 DUA and single family up to 4 DUA as per the *Northwest District Plan*, to multi-family up to 12 DUA land use for the site.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

Recused: None

## ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is partially consistent with the adopted area plan.

Committee member Chirinos stated that the site seemed isolated from services. Staff replied that there is a shopping center within one mile of the site on Moores Chapel Road near the interchange with I-485.

Chairperson Samuel inquired about improvements to Rhyne Station Road and Old Moores Chapel Road. CDOT staff replied that Rhyne Station Road would be improved and extended through the site.

Committee member Welton asked for clarification on the size and location of the neighborhood services use. Staff oriented Zoning Committee to it's location and provided an overview of the 2,750 square foot building and 9,000 square foot accessory outdoor seating area proposed.

Committee member Rhodes referenced Charlotte Water's comment that the proposed development has the potential to significantly impact the local sewer system. Staff responded that the petitioner would be best suited to address the question. The committee voted to suspend the rules and question the petitioner. Paul Pennell, the petitioner's agent, informed the committee that his team has been working with Charlotte Water not only on this rezoning but on an adjacent development that is currently in permitting. There is a capital improvement project that will help address sewer capacity concerns.

There was no further discussion of this petition.

## PLANNER

Joe Mangum (704) 353-1908