



## Zoning Committee Recommendation

Rezoning Petition 2021-278

August 2, 2022

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**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: R-6 (single family residential)

**LOCATION**

Approximately 6.33 acres located on the east side of Harrisburg Road, north of Parkton Road, and west of Cedarbrook Drive.  
(Council District 5 - Newton)

**PETITIONER**

Dream Acres LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** with the *Charlotte 2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The 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 is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood and #9: Retain Our Identity & Charm.
- The petition's proposal for low density, single family units is consistent with Neighborhood 1 Place Type.
- The Neighborhood 1 Place Type may consist of smaller lot single family detached developments, small townhome buildings, and small multi-family buildings.
- The petition is compatible with neighboring residential uses.

Motion/Second: Barbee / Russell

Yeas: Barbee, Gussman, Harvey, Kelly, Russell, and Welton

Nays: None

Absent: Gaston, Harvey

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is consistent with the *2040 Policy Map*. Commissioner Russell inquired about connecting to abutting residential and staff responded the site must comply with the Subdivision Ordinance. There was no further discussion of this petition.

**PLANNER**

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