



Zoning Committee

---

---

**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-8(CD) (single family residential, conditional)

**LOCATION**

Approximately 4.98 acres located on the south side of Sam Neely Road, west of Steele Creek Road, and east of Krislyn Woods Place.

(Council District 3 - Watlington)

**PETITIONER**

Joseph Boyapati

---

---

**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 **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 Neighborhood 1.

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 petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
- This infill of this site with six quadplex buildings allows for a moderate increase in density to approximately 4.8 DUA over the currently entitled 3 DUA.
- Although the petition is inconsistent with the recommended Place Type and more closely represents Neighborhood 2 development, it proposes building forms supported in Neighborhood 1.
- The proposal includes a 6' buffer with a fence against the existing single family uses along the site's western boundary and a Class A buffer against the site's eastern boundary which is along an area zoned I-1.
- In conjunction with the Charlotte WALKS and BIKES Policies and the Vision Zero Action Plan the petition proposes a 12' shared multi-use path along Sam Neely

Road.

- Redevelopment of this site, which although adjacent to a single family neighborhood to the south and west, would not transect an existing neighborhood.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

Motion/Second: Russell / Welton  
 Yeas: Gaston, Gussman, Rhodes, Russell, Welton  
 Nays: None  
 Absent: Barbee, Harvey  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

Commissioner Russell commented that this project was a good example of how affordable housing may be provided given that unit types such as quadplexes can generally be offered at more affordable rates than single family detached structures. Commissioner Russell added that this was a good infill development project with ample open space.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902