



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2022-034

December 6, 2022

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**REQUEST**

Current Zoning: R-3 (single family residential) and I-2(CD) (general industrial, conditional)  
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 17.32 acres located at the southwest intersection of Old Statesville Road and Gibbon Road, east of Statesville Road.  
(Council District 2 - Graham)

**PETITIONER**

Roers Companies

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to Choose an item. 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* (2022) recommends the Commercial and Neighborhood 1 Place Types.

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:

- This petition increases the variety of housing in the area along Old Statesville Road.
- The petition helps to conform this site to the surrounding residential land uses and acts as a better transition from the more intense commercial and industrial land uses and building form along Old Statesville Road and Gibbon Road.
- The petition reserves space for the Mecklenburg County easement for future Seam Trail.
- This petition will contribute a 12-foot multi-use path and 8-foot planting strip along Gibbon Road and Old Statesville Road, as well as 8-foot planting strip and 8-foot sidewalk on the internal private street network.
- The petition commits to an open space with landscaping, seating areas and hardscape elements.
- This petition commits to enhanced building design

features such as usable porches and/or stoops where possible.

- The petition calls for a 50-foot class C buffer between the site and adjacent single-family neighborhood.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities

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

Motion/Second: Gaston / Lansdell

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, Welton

Nays: None

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

#### **PLANNER**

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