



Zoning Committee

**REQUEST**

Current Zoning: R-3 (single family, residential)  
Proposed Zoning: R-17MF(CD) (multi-family residential)

**LOCATION**

Approximately 20.85 acres located along the south side of Ridge Road and north side of the Interstate 485 interchange.  
(Council District 4 - Johnson)

**PETITIONER**

Mission Properties

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 4-3 to recommend DENIAL of this petition and adopt the consistency statement as follows:

**To Deny:**

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 Neighborhood 1 Place Type for this site.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The type and density of housing are inconsistent with the Neighborhood 1 Place Type.
- Transportation issues do not meet the Charlotte *2040 Comprehensive Plan's* goal of safe and equitable mobility.

Motion/Second: Lansdell / Russell  
Yeas: Harvey, Lansdell, Rhodes, Russell  
Nays: Gaston, Gussman, Welton  
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*.

Commissioner Russell stated he had concerns with the petition because it is isolated and disconnected with very little around the site and far from goods and services and has no connection to I-

485 or I-85. Commissioner Russell noted that the large rezoning 2021-028 was across Ridge Road which would bring large trucks on Ridge Road.

Commissioner Welton asked if the form was the basis for the inconsistency. Staff said yes.

Commissioner Lansdell stated that the petition was pretty dense, and the transportation challenges did not meet Charlotte *2040 Comprehensive Plan's* goal of safe and equitable mobility.

Commissioner Rhodes stated that the petition does not align with the 10-minute neighborhoods goal of the Charlotte *2040 Comprehensive Plan*.

Commissioner Gussman inquired if there was any new development on the preservation of the farmhouse. Staff was unaware of any new developments.

Commissioner Welton made a motion to approve with Commissioner Gaston making the second. The motion failed.

An alternative motion was made by Commissioner Lansdell.

There was no further discussion of this petition.

**MINORITY OPINION  
PLANNER**

None Offered

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