



Zoning Committee

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**REQUEST**

Current Zoning: R-9 (CD) (Single Family Residential, Conditional)  
Proposed Zoning: N2-A (CD) (Neighborhood 2, Conditional)

**LOCATION**

Approximately 19.16 acres located west of Nations Ford Road, south of Forest Point Boulevard, and north of Short Hills Drive.  
(Council District 3 - Brown)

**PETITIONER**

True Homes, 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 **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 place type for the site.

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 proposed development would provide additional housing options in the area in the form of multi-family attached dwellings.
- The petition is proposing to dedicate 2.2 acres to Mecklenburg County for future park development.
- The petition is committing to filling offsite sidewalk gaps at Fawn Drive and Short Hills Drive and at the southern end of Short Hills Drive where adjacent to Mecklenburg County owned property.
- The petition site is in proximity to a school, goods, and services and is located on a CATS bus route.
- The multi-family attached dwellings proposed would be provide an appropriate transition between the single family uses to the south and light manufacturing and logistics use to the north.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

o 1: 10 Minute Neighborhoods  
 o 2: Neighborhood Diversity & Inclusion  
 o 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Neighborhood 1 place type to Neighborhood 2 place type for the site.

Motion/Second: Neeley / Winiker  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 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*.

Chairman Welton inquired if the proposed park dedication would connect to a future greenway or park. Staff replied that the property is adjacent to existing County owned land that is planned for future park development.

**PLANNER**

Joe Mangum (704) 353-1908