



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2023-159

March 5, 2024

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**REQUEST**

Current Zoning: MHP (manufactured home park)  
Proposed Zoning: N1-E (neighborhood 1-E)

**LOCATION**

Approximately 28.4 acres located on the west side of Beatty Drive and east side of Brick Yard Road Extension, south of Wilkinson Boulevard.  
(Council District 3 - Brown)

**PETITIONER**

Pulte Home Company, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

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

- The *2040 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 recommended Neighborhood 1 place type.
- The Neighborhood 1 Place Type recommends single-family detached developments, townhome buildings, and small multi-family buildings.
- The petition is consistent a recent rezoning in the vicinity that includes townhome development.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 9: Retain Our Identity & Charm

Motion/Second: Sealey / Neeley  
Yeas: Neeley, Russell, Sealey, Welton, Whilden  
Nays: Winiker  
Absent: Lansdell  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*. Staff commented that the outstanding item from Mecklenburg County Park and Recreation regarding dedication of land was rescinded due to the petitioner stating it was not feasible and noting constraints due to an existing Norfolk Southern Railroad easement and tree save. Commissioner Winiker inquired about the allowable density for N1-E. Staff responded N1-E zoning district was not translated but may be similar to UR zoning typically permitting between 8-12 units per acre. Commissioner Winiker asked if the site could be developed with single family homes and staff responded single family homes, duplexes, and triplexes are allowable uses. Commissioner Winiker noted the site's proximity to an existing preserve.

Commissioner Welton mentioned receipt of an email from Norma Arnold regarding Beatty Drive and ability to accommodate additional traffic and requested clarity on connectivity policies. CDOT staff responded the project will be required its side of the road, with improvements dependent upon the residential product. CDOT staff noted the type of residential product may also trigger additional improvements, and the project will have to comply with both CDOT and NCDOT requirements. Commissioner Welton also noted a comment in the email regarding improvements to the bridge crossing Catawba River and potential impacts to the surrounding network. There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Winiker stated the proposed low density is not consistent with the activity in the area and does not address resource needs in the community.

**PLANNER**

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