Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-123

September 1, 2026

REQUEST	Current Zoning: N1-A (Neighborhood 1-A) Proposed Zoning: N1-D(CD) (Neighborhood 1-D, conditional)
LOCATION	Approximately 61.26 acres located east of Kelly Road, north of Pleasant Grove Road, and west of Weston Woods Lane. (Outside City Limits, Adjacent to Council District 2 - Graham)
PETITIONER	Sanders Partnership, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and policies of the *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan: 7: Integrated Natural & Built Environments by dedicating a greenway easement and a 3-acre park site to Mecklenburg County Park and Recreation; and
- The petition is in alignment with the *2040 Policy Map* recommendation for 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 proposed rezoning is consistent with the goals and policies of the recently adopted *West Middle Community Area Plan* (CAP). The plan aligns with Place Type 5 (PT-5).
- The PT-5 criteria establish standards to ensure that new development is compatible with surrounding residential patterns by evaluating factors such as lot size and configuration, street frontage types, and the location of the parcel within the block (e.g., mid-block or corner), with the goal of maintaining cohesive neighborhood character.
- The proposed rezoning aligns with the PT-5 criteria, as the petition covers more than 61 acres and is located

outside any established neighborhood. Therefore, establishing its own consistent lot pattern. The site is located at the intersection of Kelly Road and Pleasant Grove Road. It is accessed via Kelly Road, which is designated as a Collector Street by the Charlotte Streets Map. The site has frontage on Pleasant Grove Road which is designated as a 2+ Lane Avenue.

- The plan proposes dedication of a greenway easement and a 3-acre park site to Mecklenburg County Park and Recreation.
- The site is in alignment with the *2040 Policy Map* designation of Neighborhood 1 Place Type.
- The plan proposes low-intensity, single family detached dwellings along streets built to the standards of the Charlotte Land Development Standards Manual (CLDSM).
- The site is not within walking distance of transit or Activity Center Place Types thereby conforming to the low-intensity character of the established residential area.

Motion/Second:	Gaston / Millen
Yeas:	Gaston, Millen, Blumenthal, Neeley, Russell, and Welton
Nays:	None
Absent:	Stuart
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *West Middle Community Area Plan*.

Chairperson Welton asked staff to clarify the transportation improvements proposed to access the site and if the access points would be full movement intersections. Staff stated that three full movement entrances are proposed to access the site from Kelly Road. Two of the three access points will construct right and left turn lanes into the site from Kelly Road.

There was no further discussion of this petition.

PLANNER

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