



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-091

January 5, 2021

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**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: INST(CD) (institutional, conditional)

**LOCATION**

Approximately 40.85 acres located east of Nations Ford Road,  
west of Interstate 77, and south of Sharview Circle.  
  
(Council District 3 - Watlington)

**PETITIONER**

Mecklenburg County

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

This petition is found to be **inconsistent** with the *Southwest District Plan* with respect to land use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential at up to four dwelling units per acre.

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:

- Institutional land uses are considered compatible land uses with single family uses, as they provide needed public services to area residents.
- The proposed Mecklenburg County community resource center would provide health and social services to the surrounding community, bringing services closer to residents in the southwestern part of the county.
- The proposed site plan includes buffer areas between the institutional uses and the adjacent single-family neighborhood.
- The site is located across from B-1 uses, and Waddell Language Academy.
- The petition commits to a range of transportation improvements that will benefit the surrounding area including a multi-use path along Nations Ford Road, multi-use path connection to Reynolds Avenue, and enhancements to several intersections.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from single family residential at up to four dwelling units per acre to institutional use for the site.

Motion/Second: Nwasike / Welton  
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike,  
Samuel, and 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 adopted area plan.

A committee member commented that the proposed Mecklenburg County service center planned for the site would be a valuable resource for citizens in this part of the county.

There was no further discussion of this petition.

**PLANNER**

Joe Mangum (704) 353-1908