



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-079

February 2, 2021

REQUEST

Current Zoning: R-3 (residential)
Proposed Zoning: R-12 MF(CD) (multi-family residential) & NS
(neighborhood services)

LOCATION

Approximately 5.99 acres located in east Charlotte, north of
Albemarle Road and east of Hollirose Drive.

(Council District 5 - Newton)

PETITIONER

Michael Sealy, The Sealy Group

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of
this petition and adopt the consistency statement as follows:

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

- The plan recommends residential uses up to 8 dwelling
units per acre (DUA) 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 request for NS is consistent with previous approved
rezonings with frontage along this portion of Albemarle
Road, most recently 2019-107.
- The request for R-12MF(CD) is a reasonable transitional
land use between commercial/retail uses and detached
single-family homes.
- The requested density (10.38 DUA) for the single family
attached component is only a 25 percent increase in the
recommended density for this parcel per the Eastside
Strategy Plan.
- This petition's retail and residential components achieves
the Plan's vision of "having a wide variety of desirable and
affordable housing options available..." and "are able to
live in close proximity to where they work and shop".

The approval of this petition will revise the adopted future land
use as specified by the Eastside Strategy Plan, from residential

uses up to 8 DUA to residential uses up to 12 DUA for a portion of the site, and retail for the remainder of the site for the site.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, McMillan, Samuel, and Welton

Nays: None

Absent: Kelly, Nwasike

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090