



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-4 (single family residential)

LOCATION

Approximately 28.4 acres located on the west side of Old Concord Road, south of Torrence Grove Church Road.
(Council District 4 - Phipps)

PETITIONER

Essex Homes Southeast, Inc.

**ZONING COMMITTEE
ACTION
VOTE**

The Zoning Committee vote 7-0 to recommend APPROVAL of this petition.
Motion/Second: Nelson / Spencer
Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

A committee member questioned the Charlotte Water memo, which indicated that sewer system capacity could not be determined. Staff responded that some questions cannot be answered due to the limited amount of engineering that is done during the rezoning but can be answered later during permitting. Staff added that land use entitlements must be obtained before permitting.

There was no further discussion of this petition.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

The Zoning Committee voted 7-0 (motion by Nelson seconded by Spencer) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *Newell Small Area Plan*, based on the information from the staff analysis and the public hearing, and because:

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

Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The surrounding area located on the west side of Old Concord Road is developed with single family detached and attached

dwelling units recommended for residential uses ranging in densities from four to 12 dwelling units per acre; and

- The proposed R-4 (single family residential) zoning district is consistent with the surrounding single family zoning districts in the area, which include R-3 (single family residential), R-17MF (multi-family residential), and MX-1 (mixed use) zoning districts; and
- Improvements to Old Concord Road will be achieved through the land development permitting process; and
- The proposed zoning will help to maintain the low to moderate density residential character of the area.

Planner

Sonja Strayhorn Sanders (704) 336-8327