

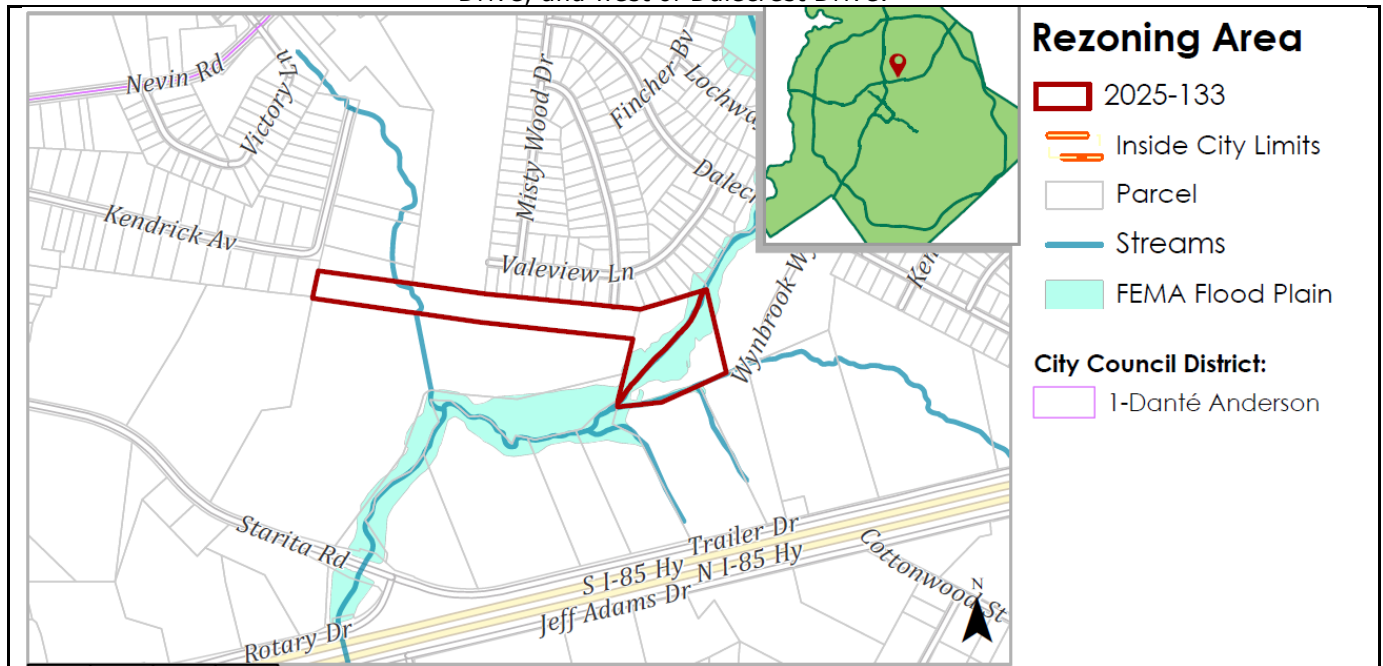
REQUEST

Current Zoning: N1-B (Neighborhood 1-B) and N2-B (Neighborhood 2-B)
Proposed Zoning: N1-E(CD) (Neighborhood 1-E, Conditional)

LOCATION

Address: 4534 Wynbrook Way Charlotte, NC 28269

Approximately 11.29 acres located south of Valeview Lane, north of Trailer Drive, and west of Dalecrest Drive.



SUMMARY OF PETITION

The petition proposes the development of 27 single family detached houses on a site that is currently undeveloped.

PROPERTY OWNER

Carolina Properties III, LLC

PETITIONER

Carolina Properties III, LLC

AGENT/REPRESENTATIVE

Michael Barnes, Frontiers Enterprises, LLC

COMMUNITY MEETING

The community meeting was held on March 10, 2026 and 4 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the proposed plan which proposes up to 27 single family houses, with residents at the community meeting primarily concerned about site access, buffer adequacy, smaller lot sizes, and construction timing.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** with the goals and policies of the *North Middle & Outer Community Area Plan*.

Rationale for Recommendation

- The proposed rezoning is inconsistent with the goals and policies of the recently adopted *North Middle & Outer Community Area Plan* (CAP) as the plan does not align 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 does not fully align with the PT-5 criteria, as the lot widths and dimensions are substantially smaller than those within the adjacent neighborhood. However, the site is accessed from an existing street stub, the proposed streets match the local residential street classifications in the area, and the parcel is neither a corner nor mid-block lot.
- Site specific design, open space, and landscaping elements should be included to minimize potential exposure to undesirable or unhealthy conditions when introducing new single family development adjacent to existing industrial development or Manufacturing & Logistics Place Type.
- The petition should consider utilizing a larger portion of the land area available to increase lot sizes and bring lots more inline with the dimensional standards of the adjacent neighborhood.
- The majority of the site is in alignment with the *2040 Policy Map* designation of Neighborhood 1 Place Type and proposes to reduce the development potential for a portion of the site by revising the *Policy Map* from the Neighborhood 2 to the Neighborhood 1 Place Type.
- The site is accessed by an existing street stub, installed with the intention of connecting to future development. The plan proposes low-intensity, single family detached dwellings along extended and new local residential public streets which matches the land use of the adjacent subdivision.
- 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.
- The petition would not facilitate any additional *2040 Comprehensive Plan* Goals.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for a portion of the site, from the Neighborhood 2 Place Type to the Neighborhood 1 Place Type for the site.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

- Existing Zoning:
 - N1-B: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 8,000 square feet or greater.
- Proposed Zoning:
 - N1-E: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 3,000 square feet or greater.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

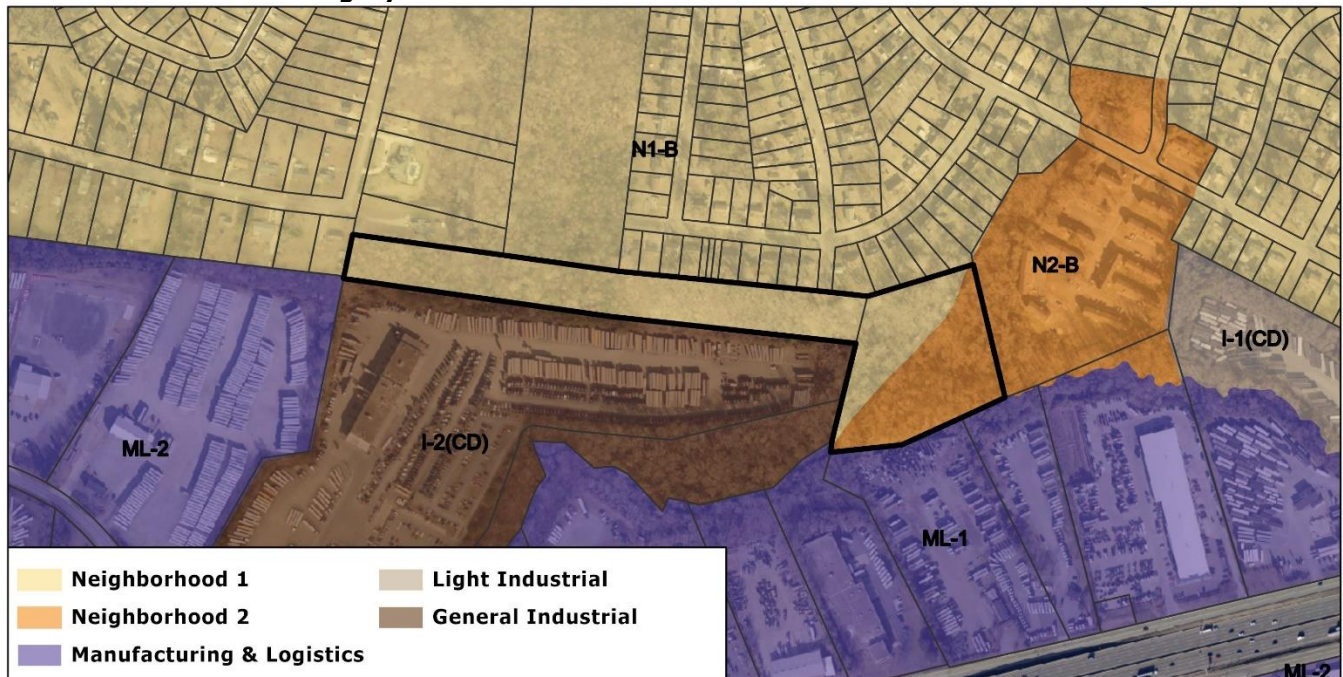
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

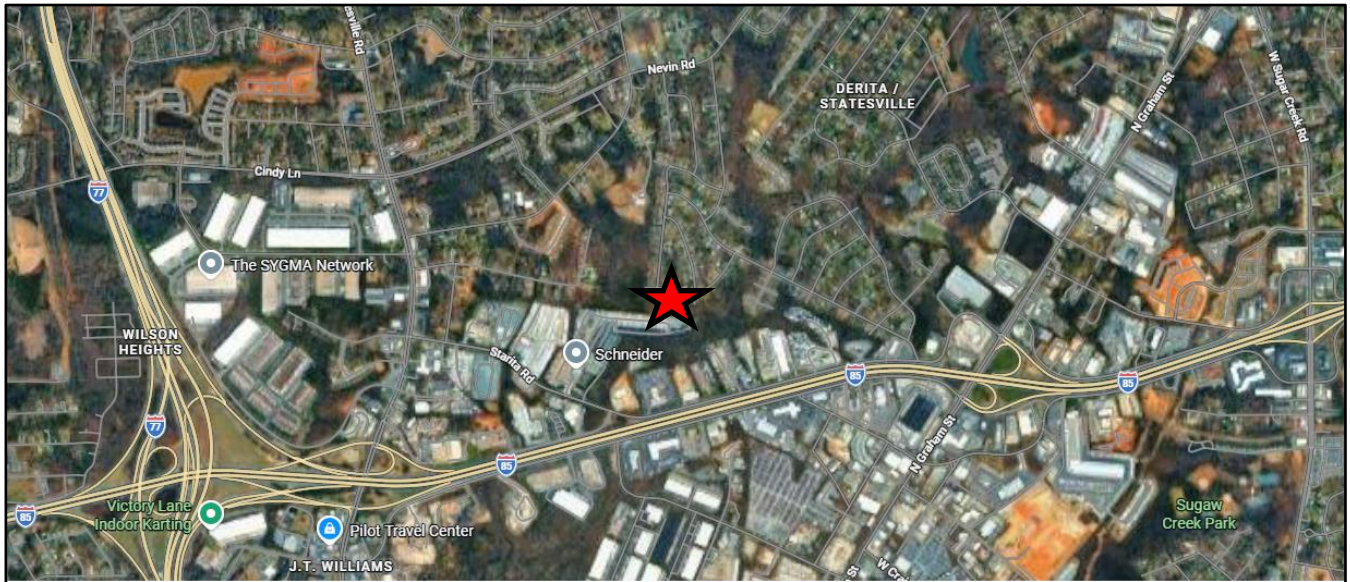
- Permits the development of up to 27 single family detached dwellings on individual lots.
- Proposes the following transportation improvements:
 - The extension of Pine Meadows Drive.
 - The construction of a new public street built to the Charlotte Land Development Standards Manual (CLDSM) Local Residential Medium cross-section.
- Proposes the following architectural standards:
 - Buildings will use a mix of durable materials such as brick, stone, with porches a minimum of 6 feet in depth or stoops with a minimum dimension of 3 feet, and direct sidewalk connections. Pitched roofs, if included, will have a minimum pitch of 5:12.
 - Garage doors visible from public streets will include enhanced architectural treatments to reduce visual impact.
 - Corner and end units facing public streets will include a wrap-around porch or stoop, or enhanced blank-wall limitations with maximum expanse of 10 feet.

Neighborhood 1 Zoning District Lot Standards				
	N1-B	N1-C	N1-D	N1-E
Minimum Lot Area	8,000	6,000	3,500	3,000
Minimum Lot Width	60'	50'	40'	30'
Minimum Front Setback	27'	17'	17'	10'
Minimum Side Setback	5'	5'	5'	5'
Minimum Rear Setback	35'	30'	25'	20'
Maximum Residential Height	48'	40'	40'	40'

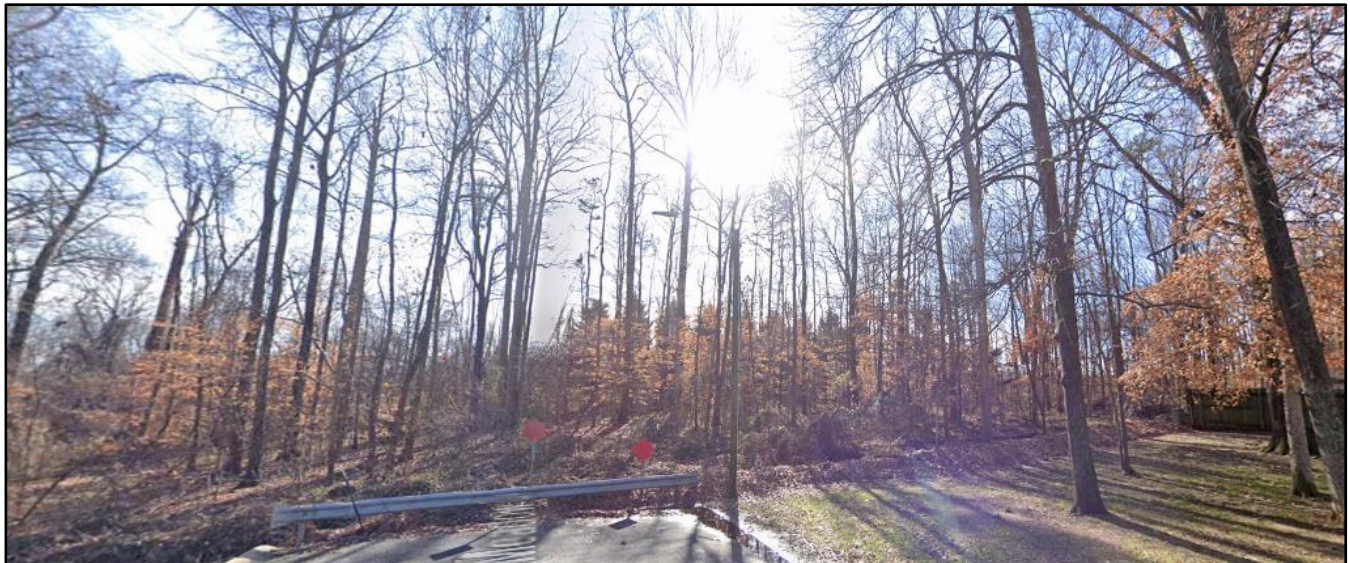
- **Site Context and Imagery**



- The site is zoned N1-B (Neighborhood 1-B) and N2-B (Neighborhood 2-B). It is adjacent to properties to the north and west that are also zoned N1-B, as well as to properties to the east zoned N2-B. To the south, the site abuts parcels zoned ML-1 (Manufacturing & Logistics-1), ML-2 (Manufacturing & Logistics-2), and I-2(CD) (General Industrial, conditional).



The site (indicated by red star above) is located at the end of the Pine Meadows Drive street stub abutting a subdivision south of Nevin Road to the north and the Dalecrest Place apartment complex to the east. The site is approximately 1-mile from the Interstate I-85 interchange on North Graham Street and 1.75 miles from the Statesville Road and Cindy Lane intersection.



View of the site looking south from the Pine Meadows Drive street stub. The site is undeveloped and primarily wooded.



View of single family houses on Pine Meadow Drive north of the site. The subject site is accessed via a stub street stub at the southern terminus of Pine Meadows Drive.

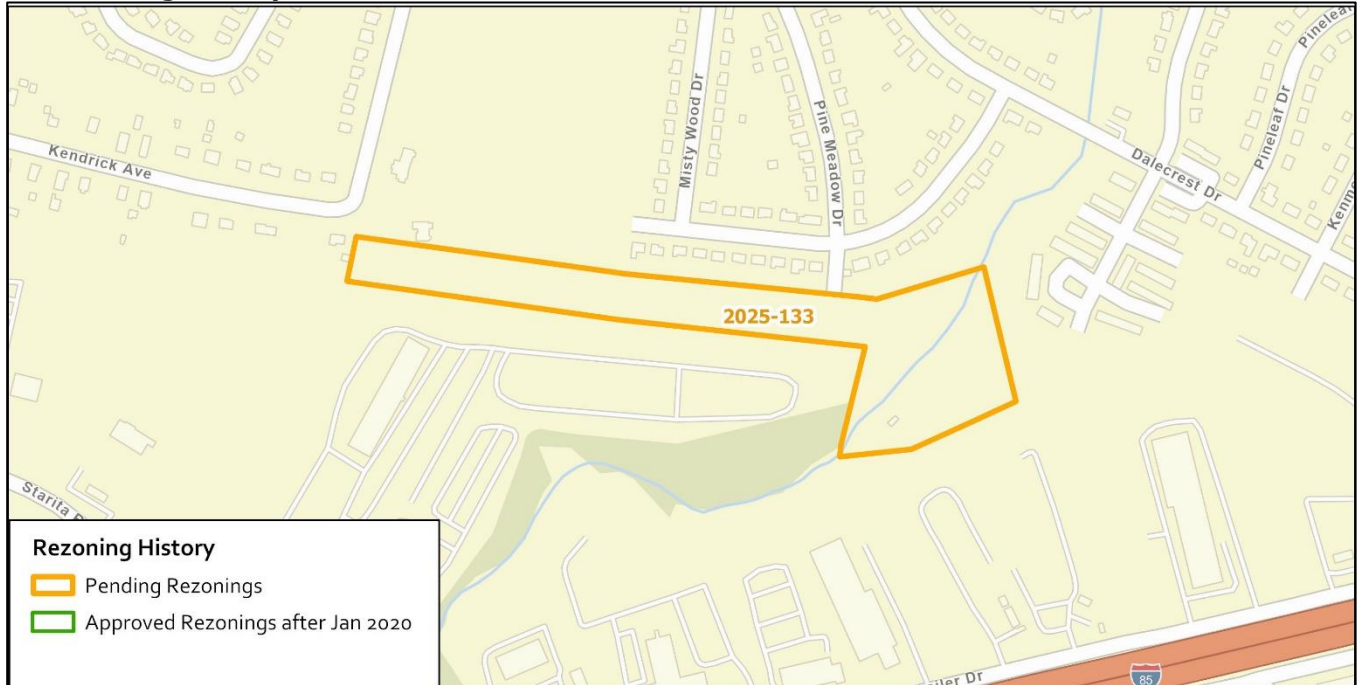


View of a property abutting the subject site to the south zoned I-2(CD) (General Industrial, conditional) and designated as the Manufacturing & Logistics Place Type by the *2040 Policy Map*. The I-2 zoned property is developed with trucking facilities such as tractor trailer storage and repair.



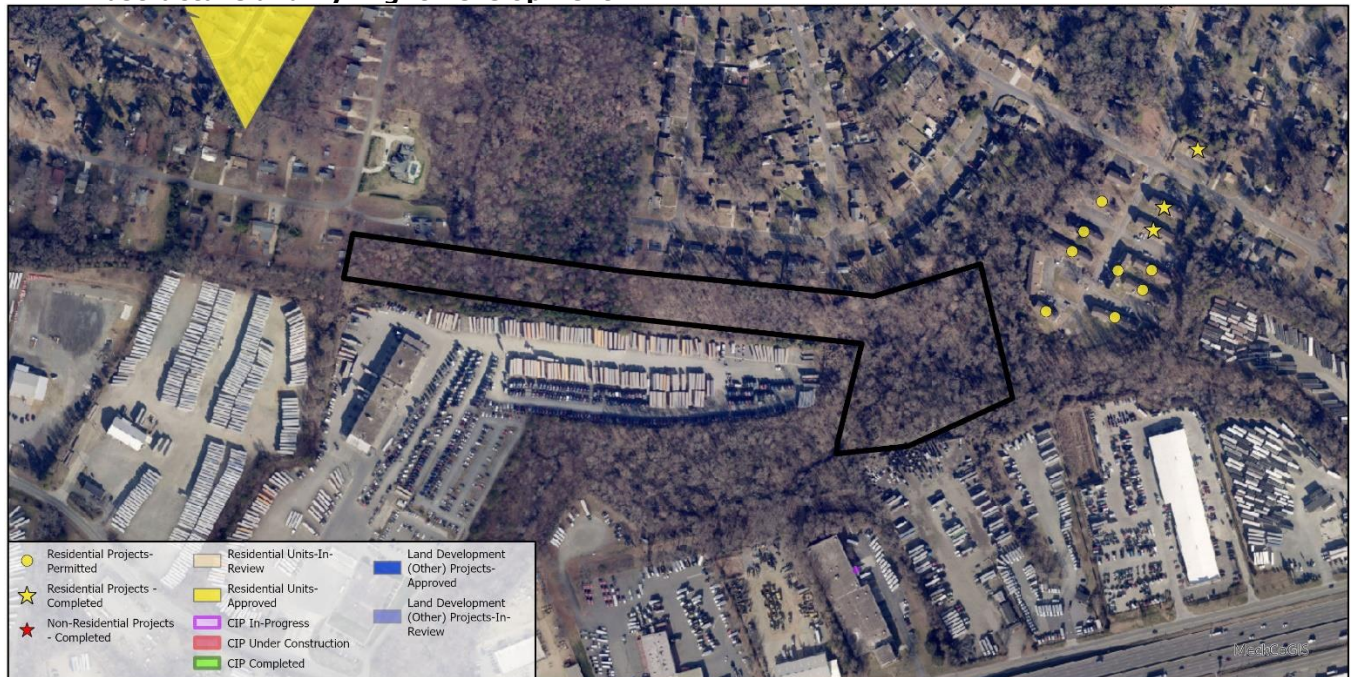
View of a the Dalecrest Multi-family development located to the east of the site zoned N2-B (Neighborhood 2-B).

- Rezoning History in Area**



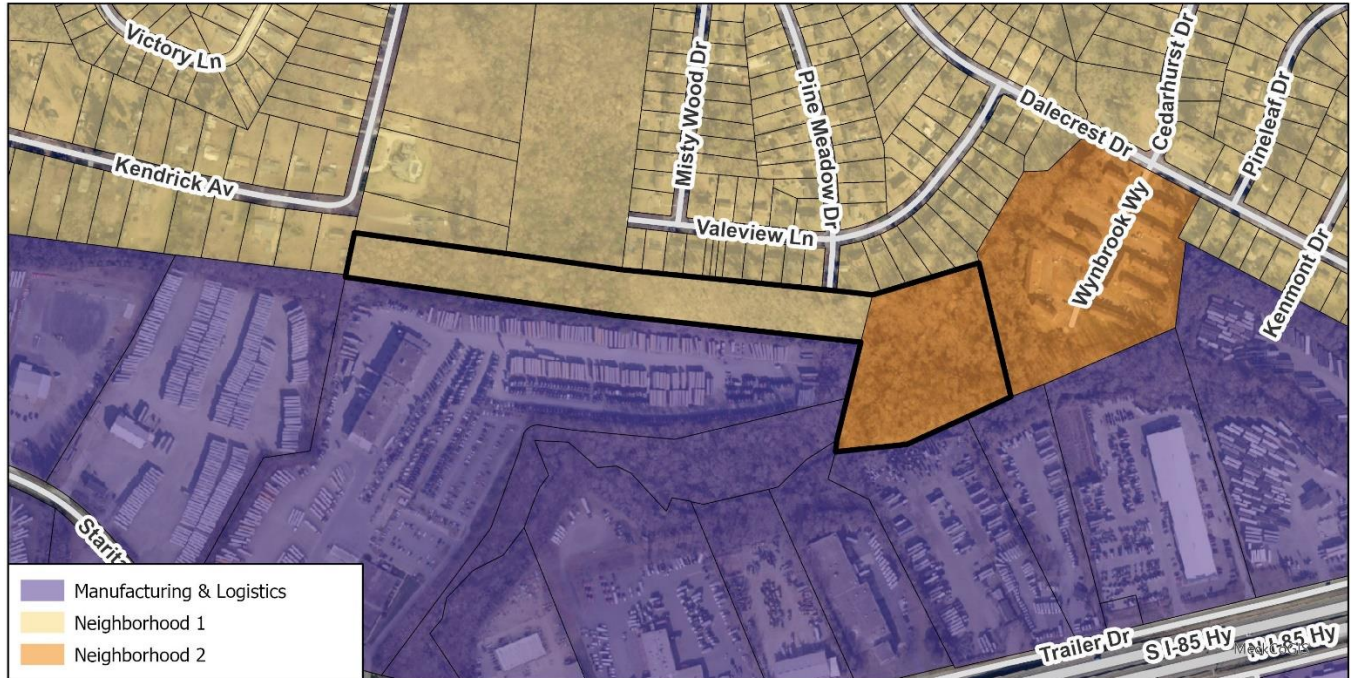
- There have been no rezonings in the past 5 years around the subject site.

- Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The *North Middle & Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type for a portion of the site and the Neighborhood 2 Place Type for a portion of the site. The proposed rezoning is in alignment with the adopted Neighborhood 1 Place Type for a portion of the site and is not in alignment with the Neighborhood 2 Place Type for a portion of the site. If the rezoning is approved, the adopted Place Type for the Neighborhood 2 portion of the site would be revised to the Neighborhood 1 Place Type.
 - Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.
 - This site is within the *North Middle & Outer Community Area Plan*. The rezoning petition may not help facilitate any priority goals.
 - Petitions requesting a higher Neighborhood 1 zoning classification are reviewed using the Creating Complete Communities policy guidance. This framework outlines key criteria to help ensure that the scale and massing of new development or redevelopment fits within established areas. While not exhaustive, these criteria guide staff's analysis. The table below summarizes how they apply to the proposed change from N1-B to N1-E for this site.
 - Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Neighborhood 1.

Place Type-5 Criteria Creating Complete Communities Recommendations	Site Information
Existing Lot Patterns in the Area	The existing lots within the abutting neighborhood are wider than those proposed by the rezoning. The rezoning plan alters the existing lot pattern in the area.
Average Lot Dimensions	The adjacent subdivision has lot dimensions that are larger than those proposed by the rezoning with the typical lots ranging from 60 to 80 feet wide and 8,500 to 20,000 square feet. The rezoning plan proposes lots that are 40 feet in width and 3,600 to 7,000 square feet.
Road Frontage Classification	The roads within the existing adjacent subdivision are considered local roads by the Charlotte Street Map. The proposed extension of Pine Meadow Drive and the new proposed public street are local residential medium cross-section and are in keeping with the existing streets.
Location of the Subject Parcel	The rezoning site is accessed by an existing street stub installed with the intention of connecting to future development. While the site is not considered a corner lot, it's not considered mid-block.

Criteria for Neighborhood 1 Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	The requirement is 5 contiguous parcels.	The total acreage of this petition is 11.29 acres and includes two parcels that are being rezoned for this petition. The itself is more than 5 contiguous parcels and is contiguous with other Neighborhood 1 Place Type.
Preferred Place Type Adjacencies	N2; NAC; CAMP; PP	The site's adjacency to Neighborhood 1 and Neighborhood 2 Place Types meet the criteria. However, site is also adjacent to Manufacturing & Logistics Place Type, which is not a preferred adjacency and in conflict with policy direction to discourage residential development in proximity to Manufacturing & Logistics areas.
Locational Criteria (all considered)	All considered: • Not within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor* • Not within Access to Housing Gap (EGF)	The petition meets the consideration to not be within a ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor* The petition meets the criteria to be within an Access to Housing Gap (EGF).

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located at the end of Pine Meadow Drive, a City-maintained local street, south of Valeview Lane, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to construct proposed public road to Residential Medium Street standards, constructing sidewalk on all new public roadways, constructing ramps and standard conditional notes.
 - **Active Projects:**
 - N/A
 - **Transportation Considerations:**
 - See Outstanding Issues, Notes 1-5.
 - **Vehicle Trip Generation:**
 - Current: N1-E
 - Existing Use: 0 trips per day (based on vacant site).
 - Existing Zoning Entitlements: 484 trips per day (based on 45 single family dwelling units).
 - Proposed Zoning: 303 trips per day (based on 27 single family dwelling units).

- **Storm Water Services**

- The petitioner provided notes regarding stormwater system locations and types shown on the rezoning plan are only conceptual, all SWIM/PCSO buffer impacts require Charlotte-Mecklenburg Storm Water Services approval, and stream delineations will be reviewed and validated during the development and comply with Stormwater standards of the UDO.
 - **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte Water**

- Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Pine Meadow Dr. And accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.
 - **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The site is within the following school zones:
 - Governors Village K-8
 - Julius L Chambers High School
 - **Considerations:**
 - This petition's potential impacts to school utilization percentages is pending information from Charlotte-Mecklenburg Schools.

- **Charlotte Area Transit System**

- **Considerations:**
 - No comments submitted.

- **CITY DEPARTMENT COMMENTS**

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
 - **Charlotte Department of Solid Waste Services:** No outstanding issues.
 - **Charlotte-Douglas International Airport:** No comments submitted.
 - **Charlotte Fire Department:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See Outstanding Issues, Note 6.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. CDOT: Revise site plan and conditional note(s) to label and dimension "Public Street" to show the distance from centerline of right of way and back of curb location.
2. CDOT: Revise site plan and conditional note(s) to commit to constructing 8-foot planting strip and 6-foot sidewalk. Add a conditional note committing to this requirement. Add dimensions and callouts for this infrastructure on the site plan.
3. CDOT: Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."
4. CDOT: Revise site plan and conditional note(s) to commit to constructing 8-foot planting strip and 6-foot sidewalk along the Pine Meadow Drive extension.
5. CDOT: Revise site plan to commit to constructing curb ramps at the intersection of the new public roadway as well as the Pine Meadow Drive extension. Final design to be determined during permitting.

Environment

6. Urban Forestry: Provide green area calculations.

Site and Building Design

7. Entitlement Services: Design with site with lots that are sized to be more in-keeping with the existing residential lot pattern.
8. Entitlement Services: Provide elements to better separate the site from the abutting Manufacturing & Logistics Place Type properties to better mitigate for negative externalities.
9. Entitlement Services: Show open space areas and include a quantitative metric for open space amenities.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818