



Zoning Committee Recommendation

Rezoning Petition 2025-129

March 3, 2026

REQUEST

Current Zoning: INST(CD) (Institutional, conditional)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, conditional)

LOCATION

Approximately 4.94 acres located south of West W.T. Harris Boulevard, east of West Sugar Creek Road, and north of Brookstone Drive.

(Council District 2 - Graham)

PETITIONER

True Homes

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 **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Campus Place Type.

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 site is designated as the Campus Place Type by the *2040 Policy Map*. The proposed zoning of N2-B(CD) (Neighborhood 2-B, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site consists of an undeveloped portion of a parcel developed as a religious institution. The *2040 Comprehensive Plan* calls for residential development in Campus Place Type that supports the mission of the associated institution.
- The proposed development will provide housing at an attainable price point, committing to all residential dwelling units being reserved for households earning 80% or less of Area Median Income (AMI).
- The rezoning would amend the *2040 Policy Map* to the Neighborhood 2 Place Type, and the site has preferred Neighborhood 2 Place Type adjacencies including Commercial, Neighborhood 2, and Neighborhood 1 Place Types.

- The proposed rezoning to N2-B(CD) would allow additional residential units, expanding options in housing type and availability. The inclusion of affordable housing provisions may increase the supply of workforce housing, contributing to overall housing supply.
- The plan proposes live-work units that could provide small business opportunities for residents.
- The petition commits to enhanced open space standards that exceed ordinance requirements.
- The site is adjacent to a commercial area that includes daily needs such as retail stores, grocery stores, restaurants, personal services, and institutional uses.
- The petition could facilitate the following additional *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by providing a mix of housing types such as quadraplexes, multi-family attached, and live-work units.
 - 3: Housing Access for All may be facilitated by providing conditions that residential units will be offered for sale or lease to households earning 80% of the Area Median Income (AMI) or below.

Motion/Second: Shaw / Millen

Yeas: Shaw, Millen, McDonald, Gaston, Caprioli, and Welton

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Chairperson Welton asked about the note added to the plan regarding pedestrian facilities on West WT Harris Boulevard, and whether those facilities would be located within the site boundaries or within the road right-of-way. Staff stated that the note refers to a potential crosswalk that could create a north/south pedestrian connection across West WT Harris Boulevard. Staff clarified that the note does not commit to installing a crosswalk but instead commits to exploring options with CDOT and NCDOT for a signalized crossing. Staff added that CDOT has requested further changes to the note that will be addressed prior to City Council's decision.

Chairperson Welton asked whether the proposed crosswalk influences staff's recommendation. Staff stated that they support the petition with or without the crosswalk but noted that the crossing could be a valuable contribution to the area. Chairperson Welton then asked whether sidewalks would be added within the West WT Harris Boulevard right-of-way. Staff stated that NCDOT classifies this segment of Harris Boulevard as a controlled-access highway, and sidewalks are not permitted within the right-of-way.

Commissioner Shaw asked how long the Area Median Income (AMI) restriction would remain in place on the site. Staff stated that the conditional plan does not specify a timeframe for the AMI restriction but noted that the affordable housing component follows the guidelines of the UDO Administration Manual. Staff explained that AMI restrictions vary but are typically in place for 15 to 30 years and, in some cases, in perpetuity. Staff also noted that the site is associated with the church on site, which does not intend to subdivide the property, and that may influence the affordable housing commitments. Commissioner Shaw asked if it was reasonable to assume the affordable component would remain for at least 15 years. Staff stated that 15 years is likely a safe assumption.

There was no further discussion of this petition.

PLANNER

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