



Zoning Committee Recommendation

Rezoning Petition 2026-033

October 6, 2026

REQUEST

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)

Proposed Zoning: N2-A(CD) ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 6.4 acres located on the west side of Sandy Porter Road, north of Brown-Grier Road, and south of Williams Glenn Road.

(Council District 3 - Mayo)

PETITIONER

The Drox Group LLC

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 **consistent** with the goals and policies of the *Southwest Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 1: 10 Minute Neighborhoods may be facilitated by providing housing within walking distance of an elementary, middle, and high school. Additionally, the site is across Sandy Porter Road from a Community Activity Center that includes office and institutional uses that may provide employment and service opportunities for future residents. A capital improvement project will install a 12' shared use path along the west side of Sandy Porter Road, which will better connect the site to the surrounding schools and to goods and services located along Arrowood Road.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by providing 70 townhome style units grouped in buildings of 2-5 units.
 - 3: Housing Access for All may be facilitated by reserving 7 units at 80% Area Median Income (AMI) for a period of 15 years.; and

- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to the Neighborhood 2 Place Type.

Therefore, 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:

- While out of alignment with the recommended Neighborhood 1 Place Type, the petition is consistent with the goals and policies of the *Southwest Middle Community Area Plan* and meets minor map amendment criteria for a transition to the Neighborhood 2 Place Type.
- The proposed townhome style dwellings would diversify the housing options along this segment of Sandy Porter Road, which is characterized primarily by single family dwellings and apartments.
- The site is remnant parcel adjacent to a Charlotte Mecklenburg Schools campus that includes Olympic High School, Kennedy Middle School, and Steele Creek Elementary School.
- The petition would contribute to housing affordability by providing 7 units at 80% AMI for a period of 15 years.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Stuart / Neeley
 Yeas: Welton, Blumenthal, Gaston, Millen, Neeley, Stuart
 Nays: None
 Absent: Russell
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Southwest Middle Community Area Plan*.

Commissioner Millen asked if there is any public transportation near this site. Staff replied that there is a bus route along Arrowood Rd and Brown-Grier Rd, with bus stops at the intersection with Sandy Porter Rd. A Capital Improvement Project will install a shared use path along Sandy Porter Rd that will provide access to the bus stops from the site. Commissioner Millen commented that it is important, particularly with affordable units, that residents have mobility options outside of a personal vehicle.

Commissioner Stuart asked if CMS had provided any feedback on the rezoning proposal. Staff replied that CMS is part of the review of process for every rezoning petition and did not provide

any comment outside of their standard memo which captures potential enrollment impacts to nearby schools.

Commissioner Gaston asked if there was additional parking on the site, not assigned to any specific unit. Staff replied that there are 16 visitor spaces provided. Commissioner Gaston asked if the units would have driveways and garages. Staff replied that there appear to be driveways, but that there is no specific commitment to providing garages. Staff noted that the petitioner's agent was present if Commissioner Gaston would like to ask that question of the petitioner. Commissioner Gaston stated that there are issues in her neighborhood with vehicles parking on the sidewalk and she'd like to avoid that situation with this petition. The committee moved to suspend the rules and ask the petitioner's agent a question. Paul Pennell, representing the petitioner, stated that every unit would have a driveway and garage.

Commissioner Blumenthal asked if the affordability commitments would stay with the units whether they were for sale or for rent. Staff confirmed that they would.

PLANNER

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