



Zoning Committee Recommendation

Rezoning Petition 2026-035

September 1, 2026

REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)

LOCATION

Approximately 6.00 acres located east of Beatties Ford Road, south of Slater Road, and north of Cindy Lane.
(Council District 2 - Graham)

PETITIONER

Dreamkey Partners

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 *West 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 developing new housing in a location that has convenient access to neighborhood serving daily needs such as a daycare, grocery, retail, medical, and fitness uses. The site is accessible by existing sidewalks along Beatties Ford Road, as well as nearby bus stops, to further enhance connectivity.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by developing 64 additional multi-family attached townhome dwelling units, including a mix of duplexes, triplexes, and quadplexes.
- 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:

- The site is designated as the Neighborhood 1 Place

Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is not in alignment with the *Policy Map* recommendation.

- However, the plan is consistent with the goals and policies of the *West Middle Community Area Plan* and meets minor map amendment criteria to transition to the Neighborhood 2 Place Type.
- The site is in an area containing a mix of single-family, multi-family, commercial, and institutional uses.
- The *2040 Comprehensive Plan* calls for the development of multi-family housing along major roadways with access to public transportation, and options for active forms for transportation like walking and bicycling. The site fronts Beatties Ford Road, which the Charlotte Streets Map identifies as a 4+ Lane Avenue, an Arterial Street, and a major corridor. The site is within walking distance of CATS bus stops. The plan provides a 12-foot multi-use path along the site's frontage, improving existing pedestrian facilities.
- The site abuts a recently approved multi-family attached townhome development to the south and will gain access through this development at the signalized intersection of Beatties Ford Road and Capps Mine Road.
- The site is adjacent to the McCrory YMCA and within a ½-mile walk of daily needs such as daycare, grocery, retail, and medical uses.
- The Zoning Committee specified that a pedestrian connection from the interior of the site, through Development Area A, should be constructed to allow residents direct access to Beatties Ford Road and the CATS bus stop located along the site's frontage.

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

Motion/Second: Blumenthal / Russell

Yeas: Blumenthal, Russell, Millen, Gaston, Neeley, and Welton

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Russell asked whether the commitment for buildings along Beatties Ford Road to front that street is a zoning requirement. Staff explained that several factors in the Unified Development Ordinance (UDO) determine building orientation, including the layout of public streets, the location of open space, and proximity to property boundaries.

Commissioner Russell then asked whether the commitment for buildings to front Beatties Ford Road was requested by staff or was a design preference of the petitioner. Staff stated that for best urban design practices, they prefer buildings along public streets to front those streets when feasible. Commissioner Russell expressed concern, noting that Beatties Ford Road is a high-capacity arterial with fast-moving traffic and questioned whether front doors facing the roadway are appropriate. Staff responded that roadway conditions are considered, but proposed frontage improvements, including a 12-foot multi-use path, an 8-foot planting strip, upgraded bus stop, and on-street bike lanes, and with street trees will help improve the character of the street. Staff believes that having buildings front Beatties Ford Road, rather than facing away from it, will help improve the public realm.

Commissioner Blumenthal stated that he is concerned about site connectivity to Beatties Ford Road and access to the bus stop. He asked whether residents will have an alternative route from the interior of the site to Beatties Ford Road. Staff stated that a public street is proposed through the site, connecting to the signalized intersection through the adjacent development to the south.

Commissioner Blumenthal stated that he is concerned that there is no direct pedestrian access through the site to the public street. Staff stated that there is an outstanding issue requesting that a sidewalk be extended through Development Area A to directly connect to Beatties Ford Road and the bus stop. Staff noted that the petitioner has expressed concerns and cited safety issues related to placing a sidewalk between the building fronting Beatties Ford Road. Staff clarified that the direct sidewalk connection remains an outstanding issue but is not required by the UDO.

Chairperson Welton asked about the configuration of the proposed buildings and dwelling units in Development Area A. Staff stated that Development Area A is limited to quadruplex buildings, and that in Development Area B, 60% of units must be duplexes, with the remainder limited to triplexes. Chairperson Welton stated he believes a direct sidewalk connection to Beatties Ford Road is feasible.

Commissioner Blumenthal stated that he feels a sidewalk connection is a simple solution to access Beatties Ford Road and that he does not agree with the petitioner's assessment that it could pose a safety issue. He believes that a makeshift path may be blazed through the buffer yards to access the street.

There was no further discussion of this petition.