



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family, residential)  
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 38.18 acres located along the southwest side of Gibbon Road, east of Statesville Road, and south of Old Statesville Road.  
(Council District 2 - Graham)

**PETITIONER**

Mungo Homes

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-1 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 Neighborhood 1 and Commercial Place Types for this site.

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:

- This petition increases the variety of housing in the area along Old Statesville Road.
- The petition helps to conform this site to the surrounding residential land uses, and acts as a better transition from the more intense commercial and industrial land uses and building form along Old Statesville Road and Gibbon Road.
- The petition reserves space for the Mecklenburg County easement for future Seam Trail.
- This petition will contribute a 12-foot multi-use path and 8-foot planting strip along Gibbon Road, as well as 8-foot planting strip and 6-foot sidewalk on the internal private street network.
- This petition commits to enhanced building design features such as usable porches and/or stoops where possible.
- The petition calls for a 50-foot class C buffer between

the site and adjacent single-family neighborhood.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

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

Motion/Second: Rhodes / Welton  
 Yeas: Gaston, Gussman, Harvey, Rhodes, Russell, Welton  
 Nays: Lansdell  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

Commissioner Russell noted that Charlotte Water currently does not have sewer system accessible for the rezoning boundary and if staff knew how close the nearest connection was. Staff stated that Charlotte Water did not provide that information and noted that the development will need to donate pipeline infrastructure to Charlotte Water. Commissioner Russell asked why staff was supporting the petition when it was inconsistent with the *2040 policy Map*. Staff noted the petition helps to conform the site to the surrounding residential land uses, and acts as a better transition from the more intense commercial and industrial land uses and building form along Old Statesville Road and Gibbon Road.

Commissioner Welton asked if the intersection of Old Statesville Road and Gibbon Road was signalized. Staff confirmed that it was.

Commissioner Lansdell stated he had design concerns about allowing on-street parallel parking on public streets and creating private alleys.

Staff asked if there were alternatives to on-street parking that would be recommended to accommodate parking. Commissioner Lansdell responded there are other opportunities to utilize spaces for storage that are not part of the public right-of-way.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioner Lansdell stated he had concerns about creating new private alleys on this parcel and having on-street parking in the public right-of-way.

**PLANNER**

Michael Russell (704) 353-0225