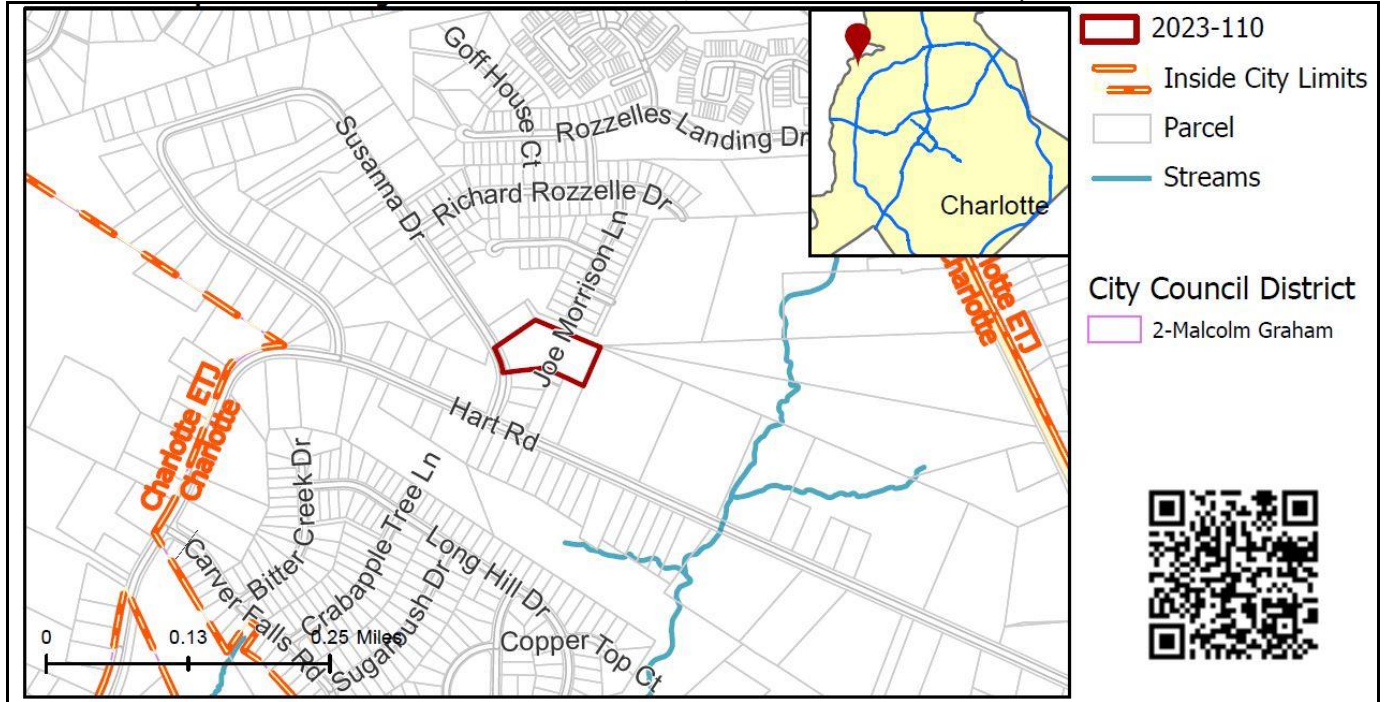


**REQUEST**

Current Zoning: N1-A (neighborhood 1-A)  
Proposed Zoning: N1-D (neighborhood 1-D)

**LOCATION**

Approximately 1.871 acres located along the east side of Susanna Drive, north of Hart Road, and west of Rozzelles Ferry Road.



**SUMMARY OF PETITION**

The petition would allow for any use permitted in the N1-D zoning district on a parcel that is currently developed with a single-family home.

**PROPERTY OWNER**

Savalex Homes, LLC

**PETITIONER**

Savalex Homes, LLC

**AGENT/REPRESENTATIVE**

Russell Fergusson, Law Offices of Russell Fergusson, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family housing is the predominate land use.
- The Neighborhood 1 Place Type calls primarily for single-family detached and attached dwellings. Additionally, this Place Type recommends development of parks, religious institutions and neighborhood schools. The N1-D zoning district could facilitate these plan goals.

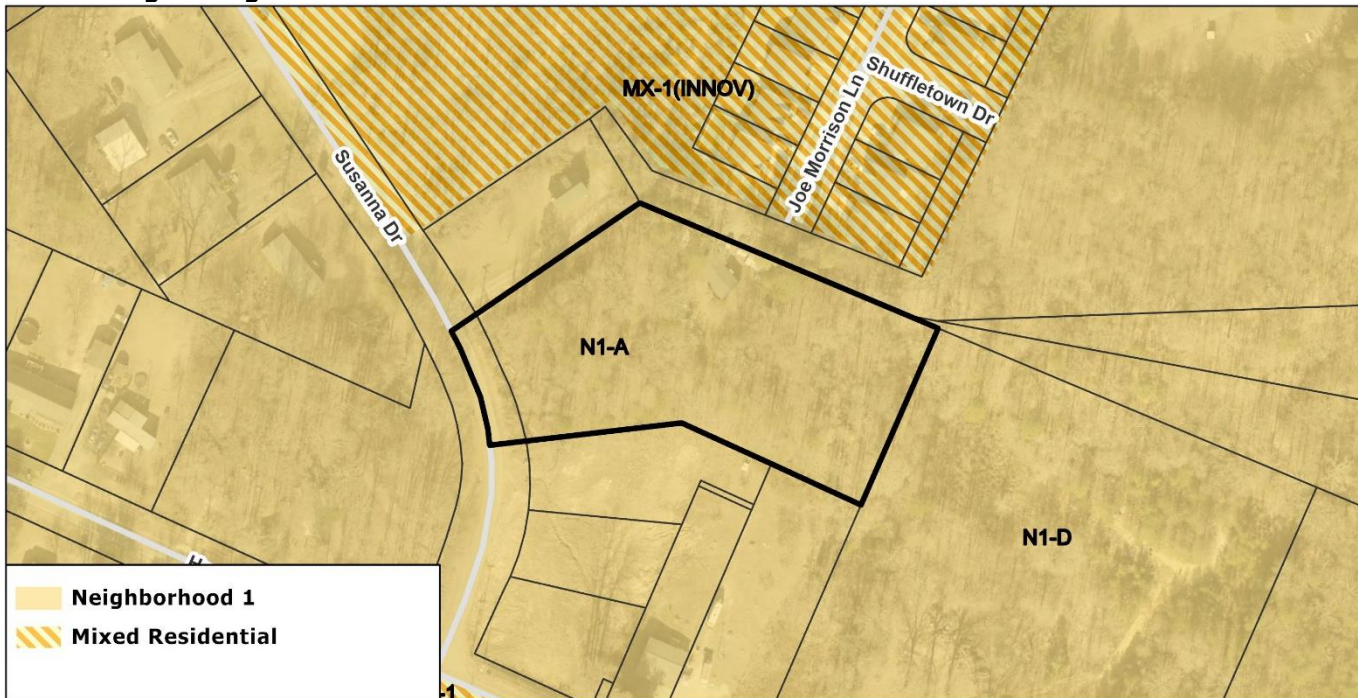
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the N1-D zoning district is consistent with the character of this area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 9: Retain Our Identity & Charm

**PLANNING STAFF REVIEW**

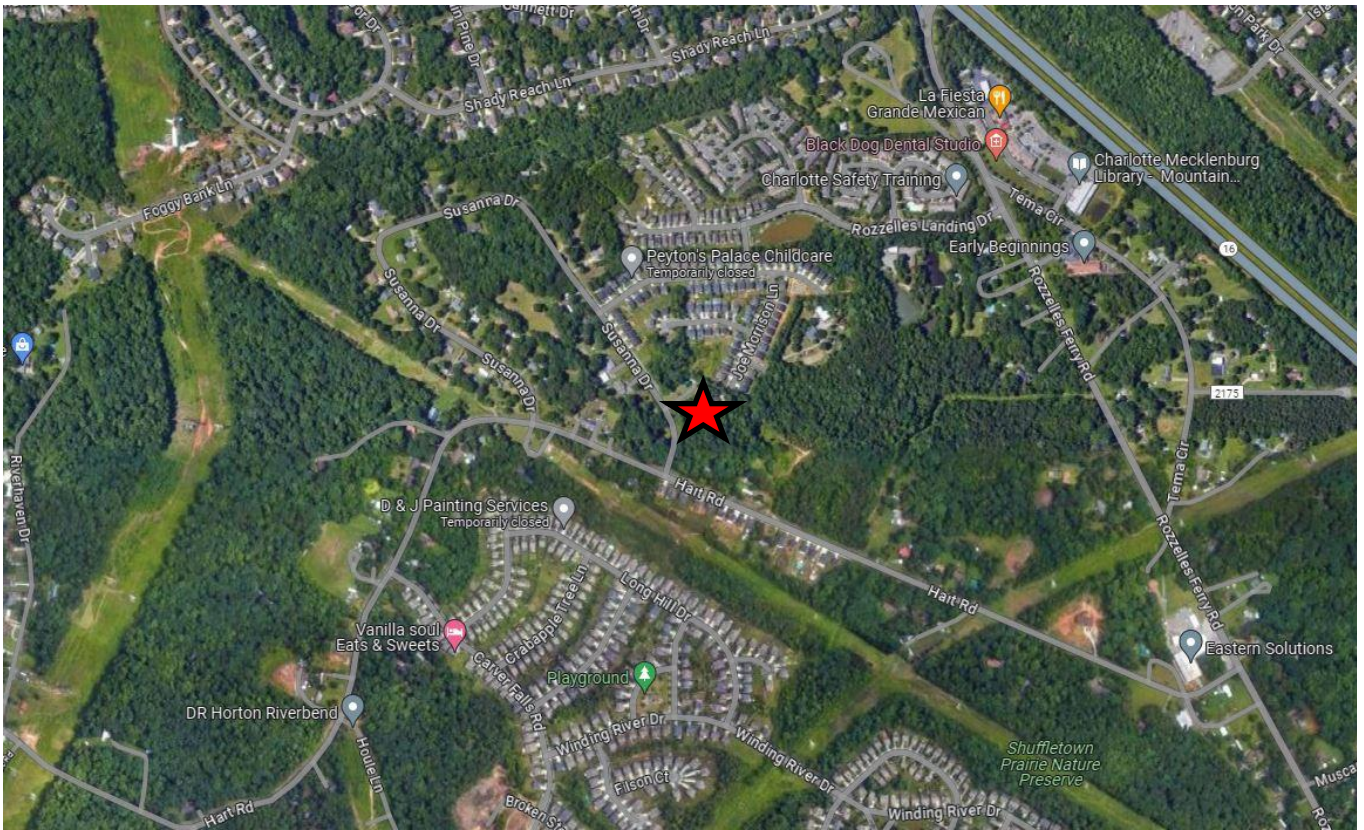
• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

• **Existing Zoning**



- The site is currently zoned N1-A neighborhood 1 and contains a single-family home. To the south, east, and west are rural residential properties. To the north is a single-family subdivision.



The site (indicated by red star above) is located along the east side of Susanna Drive, north of Hart Road, and west of Rozzelles Ferry Road. The site is developed with a single-family home and is surrounded by rural residential and a single-family subdivision to the north. Also in the area are multi-family and commercial developments near the intersection of Rozzelles Ferry Road and Brookshire Boulevard. There is a small industrial development at the corner of Hart Road and Rozzelles Ferry Road to the southeast.



View of the site looking east from Susanna Drive. The site is developed with one single-family home.



View of a single-family residential development north of the site on the east side of Susanna Drive.



View of rural residential development along Susanna Drive typical of the development pattern south, east, and west of the site.



View of a multi-family development northeast of the site near the intersection of Rozzelles ferry Road and Brookshire Boulevard.

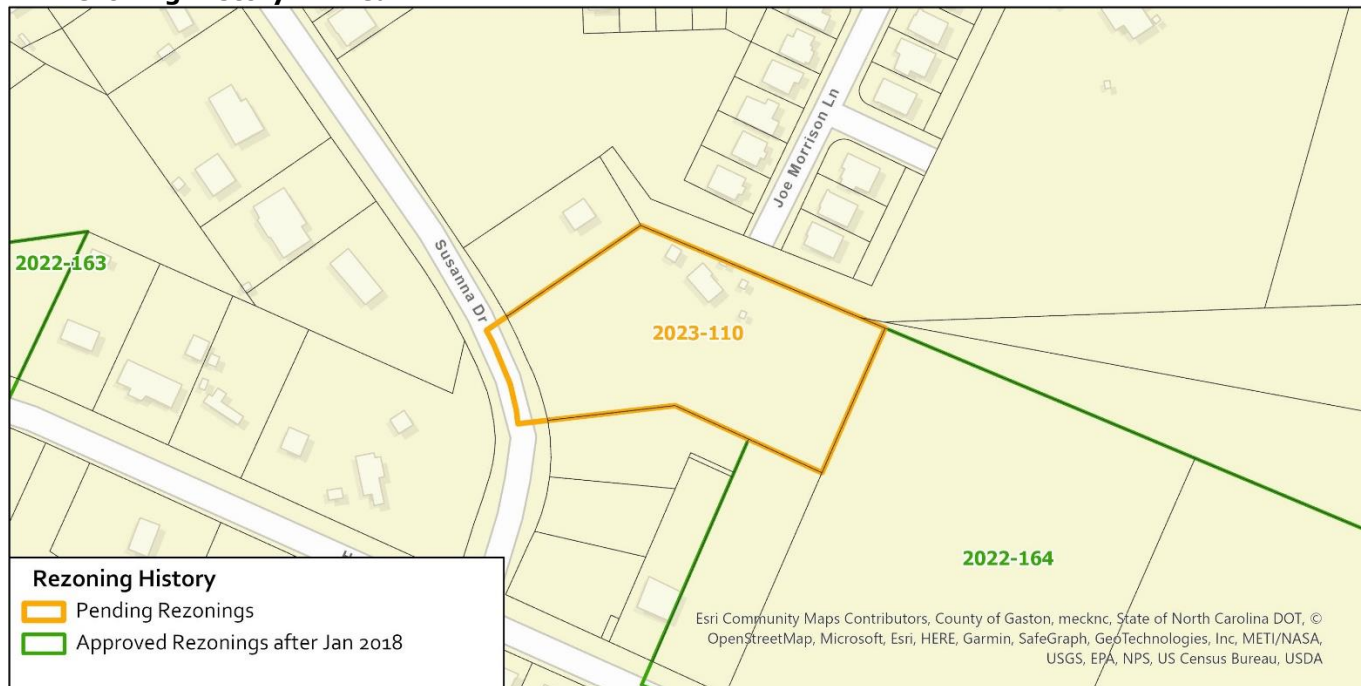


View of a small industrial development at the intersection of Hart Road and Rozzelles Ferry Road, east of the site.



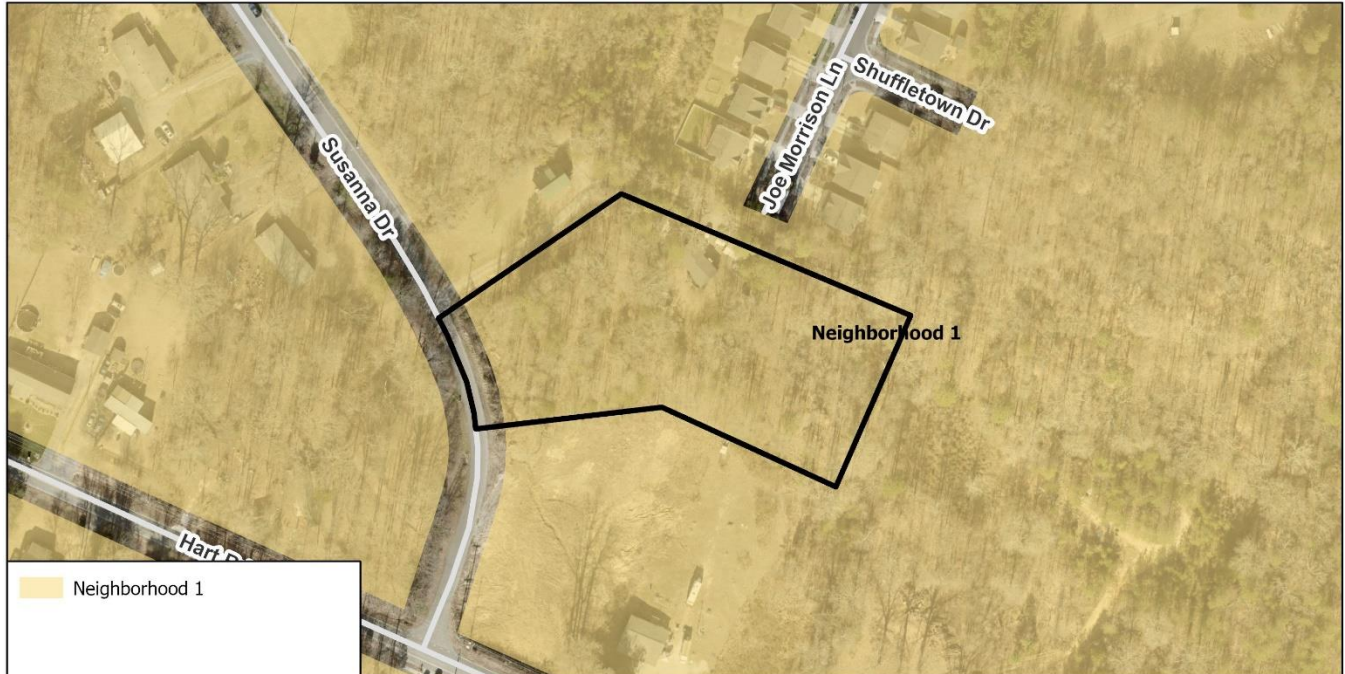
View of a commercial development on the east side of Rozzelles Ferry Road near the intersection with Brookshire Boulevard, northeast of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-163	Approximately 0.55 acres located on the north side of Hart Road and east side of Susanna Drive, west of Rozzelles Ferry Road. From N1-D to N1-D.	Approved
2022-164	Approximately 10.18 acres located along the north side of Hart Road, east of Susanna Drive, and west of Rozzelles Ferry Road. From N1-A to N1-D.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Susanna Drive, a City-maintained local street, north of Hart Road, a State-maintained minor collector. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning: N1-A

Existing Use: 10 trips per day (based on 1 dwelling unit).

Entitlement: 50 trips per day (based on 5 dwelling units).

Proposed Zoning: 105 trips per day (based on 14 townhomes).

- **DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - Mountain Island K-8 currently 137%
  - Hopewell High currently 96%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Susanna Dr. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch sewer main along Susanna Dr. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Maxx Oliver 704-336-3818