



Zoning Committee

**REQUEST**

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

**LOCATION**

Approximately 0.79 acres located at the southwest intersection of Sardis Road North and Nolley Court, west of Monroe Road. (Council District 6 - Bokhari)

**PETITIONER**

Smith Chelsi Bjorklund Hendric

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to Choose an item. this petition and adopt the consistency statement as follows:

**To Approve :**

This petition is found to be consistent 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) calls for Neighborhood 1.

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 petition is appropriate and compatible because N1-D is a primary residential zoning district with adjacency to N1-A.
- The N1-D Zoning District allows for the development of residential dwellings on lots of 3,500 square feet or greater.
- There is bus access along Monroe Road within a ½ mile of this site.
- The N1-D district allows for the development of single-family, duplex, and triplex dwellings on all lots, which are compatible with the adjacent N1-A zoning.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

Motion/Second: Whilden / Russell  
Yeas: Lansdell, Russell, Sealey, Welton, Whilden, Winiker  
Nays: None

Absent: Neeley  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Add discussion here.

There was no further discussion of this petition.

**PLANNER**

Emma Knauerhase (704) 432-1163