



Zoning Committee

---

---

**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B), R-20MF (Multifamily Residential)  
Proposed Zoning: N2-A (Neighborhood 2-A)

**LOCATION**

Approximately 1.41 acres located on the east side of Nations Ford Road south of Farmhurst Drive and north of Deanna Lane.  
(Council District 3 - Brown)

**PETITIONER**

Commonwealth Development Corporation

---

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 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* recommends Neighborhood 1 place type for the 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:

- The petition site is surrounded on two sides by property zoned R-20MF, recommended for Neighborhood 2 place type, and developed with multifamily residential use.
- The petition site fronts on Nations Ford Road, a thoroughfare, is across Nations Ford Road from a K-8 school and is within ½ mile of neighborhood commercial establishments.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods

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

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

**ZONING COMMITTEE  
DISCUSSION**

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

Chairman Welton asked why the zoning and policy maps didn't align with the property boundary. Staff replied that there could have been a shifting of the property boundary or it could be a mapping error.

**PLANNER**

Joe Mangum (704) 353-1908