



Zoning Committee

**REQUEST**

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

**LOCATION**

Approximately 0.396 acres located at the northeast intersection of Pinckney Avenue and East 28th Street, south of Matheson Avenue.  
(Council District 1 - Anderson)

**PETITIONER**

Milburn Davant

**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 *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 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 petition is appropriate and compatible because N1-D is a primary residential zoning district with adjacency to N1-C.
- 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 N Davidson Street 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-C zoning.
- The area surrounding the site is mostly zoned Neighborhood 1. N1 is designated as areas that are lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.
- The subject property is located within an Access to Housing Gap via the Equitable Growth Framework.

- Access to housing is high priority need in this area according to the EGF Community Reports. The petition could potentially help address the housing need with the slightly more intense zoning district.
- 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

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

**ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Emma Knauerhase (704) 432-1163