



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2024-139

April 1, 2025

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**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B) and CG (General Commercial)

**LOCATION**

Proposed Zoning: N1-E(CD) (Neighborhood 1-E, conditional)  
Approximately 4.91 acres located on the east side of Beatties Ford Road, north of Cindy Lane, and west of Cindy Woods Lane.  
(Council District 2 – Graham)

**PETITIONER**

True Foundation | True Homes

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**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 **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the 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:

- This petition is appropriate as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type and is consistent with the surrounding single-family character of the area.
- The plan includes provisions that the dwellings will be House Charlotte eligible, providing attainable housing.
- The site is within a ¼-mile of a commercial area providing access to medical office, retail, restaurant, and religious uses.
- The site is served by the number 7 and 13 CATS local buses providing service between Northlake Mall and the Charlotte Transit Center (CTC), as well as the McCrorey YMCA and the Sugar Creek Blue Line Station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
  - 3: Housing Access for All

Motion/Second: McDonald / Shaw  
Yeas: McDonald, Shaw, Neeley, Sealey, Winiker,  
Stuart, Blumenthal  
Nays: None  
Absent: None  
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**

Maxx Oliver (704) 336-3571