



Community Meeting Rezoning 2025-088 227/277 Kentberry Drive

DAVID W. MURRAY
DAVID@MURRAYLAWFIRM.COM

Introductions

- Petitioner: Northway Homes, LLC (owner)
- Petitioner's Representative: Chris Thomasson
- Rezoning Agent: David W. Murray, Attorney, Murray Law Firm, PLLC

Zoom Suggestions

- During the presentation, please keep your Mic muted
- During the Question session if you would like to speak, please click on the “reactions” button at the bottom and the click “Raise Hand”
- In order to track attendance, please enter your name and address in the chat so that I can list you as attending.
- Also, please make sure your name is showing and not a phone number, nickname or email address.

Meeting Agenda

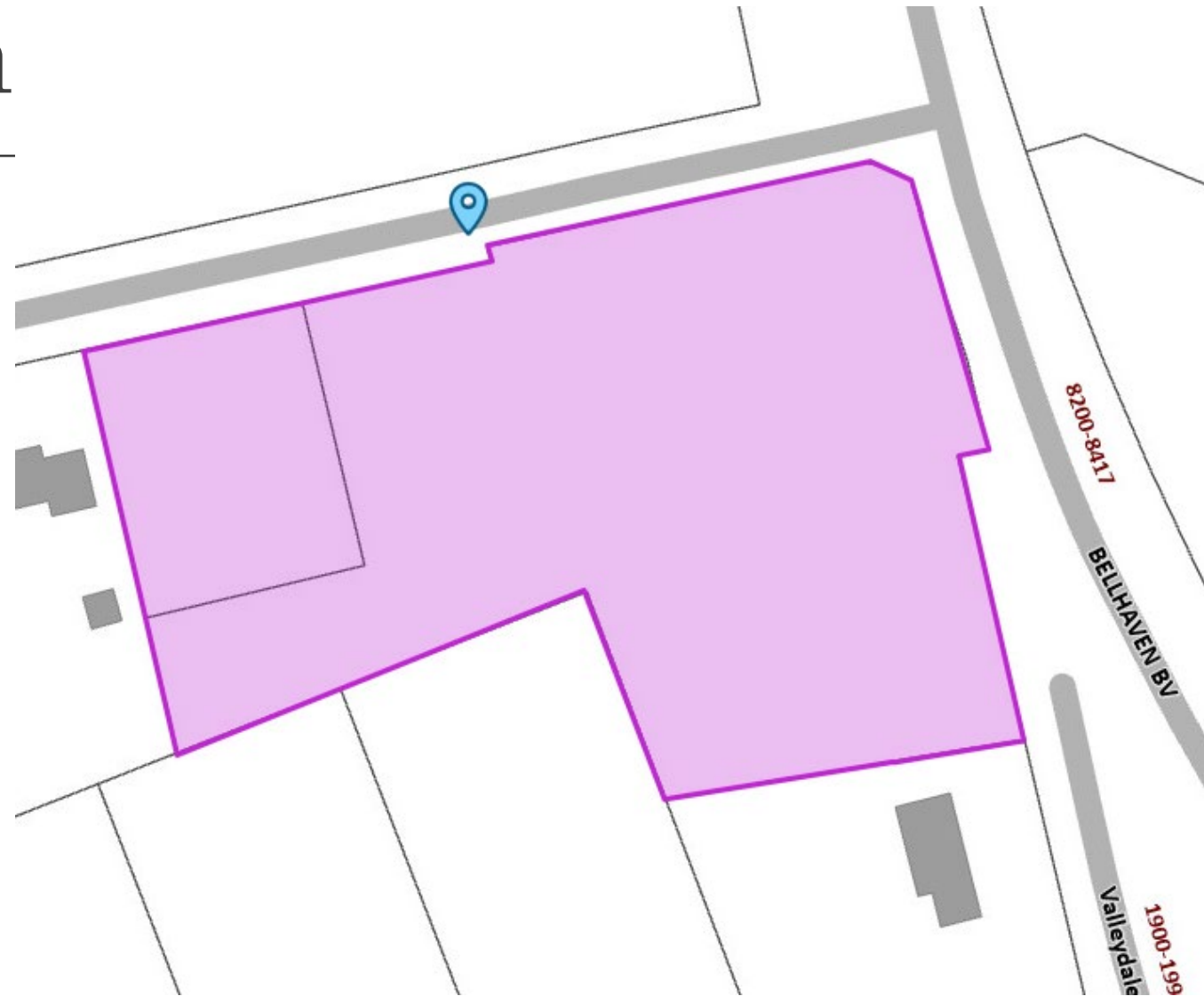
- Property Location
- Development Considerations
- Current Zoning
- Land Use Recommendation
- Proposed Rezoning
- Potential Rezoning Timeline
- Questions/Discussion

Rezoning Process Generally

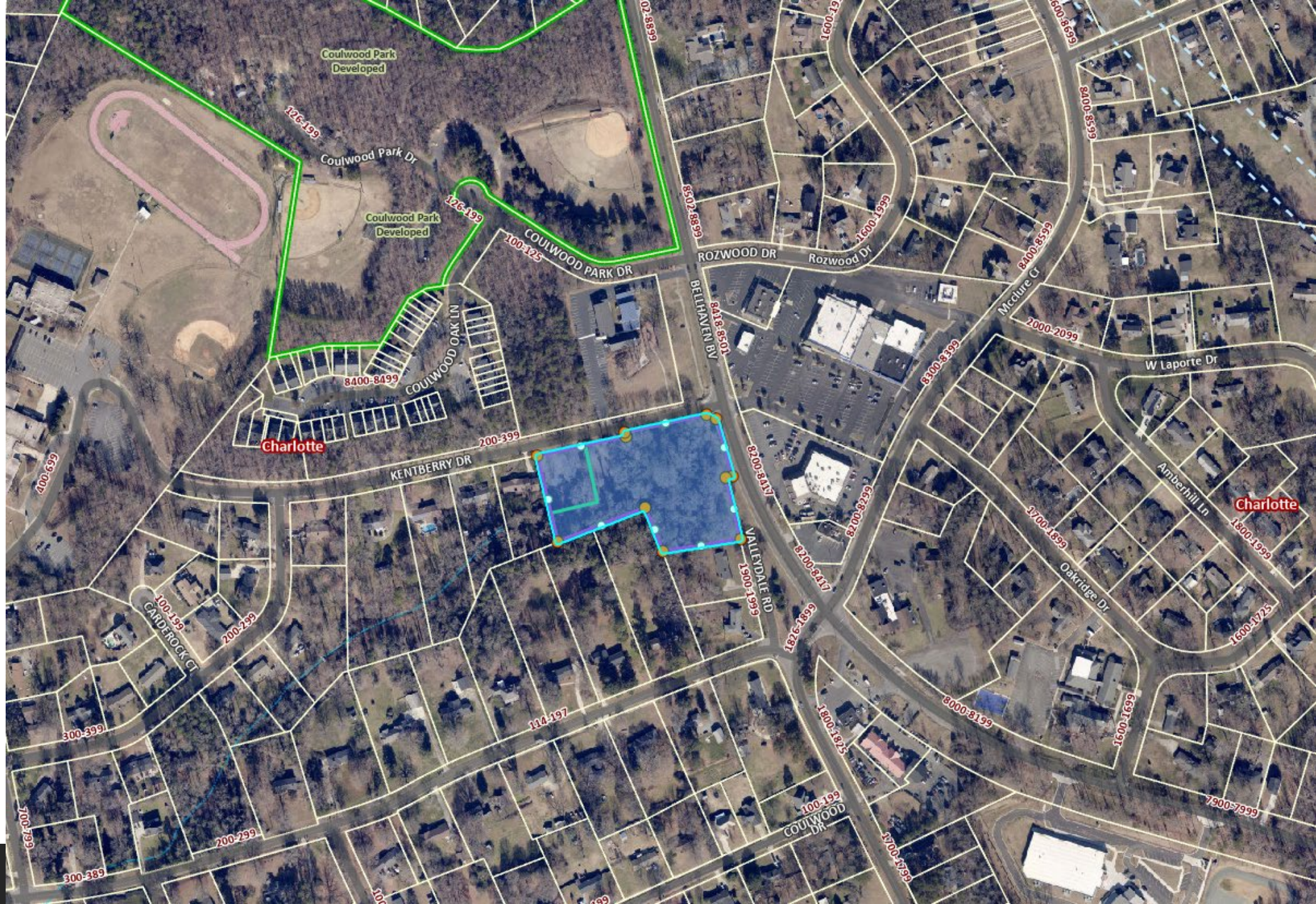
- There are two types of rezonings in Charlotte: conventional and conditional
- Conventional rezonings do not require a site plan and are limited only by the zoning ordinance.
- Conditional rezonings require a site plan with stated conditions and go through more detailed staff analysis and review before a determination is made.
- **This petition is a conditional rezoning with a site plan.**

Property Location

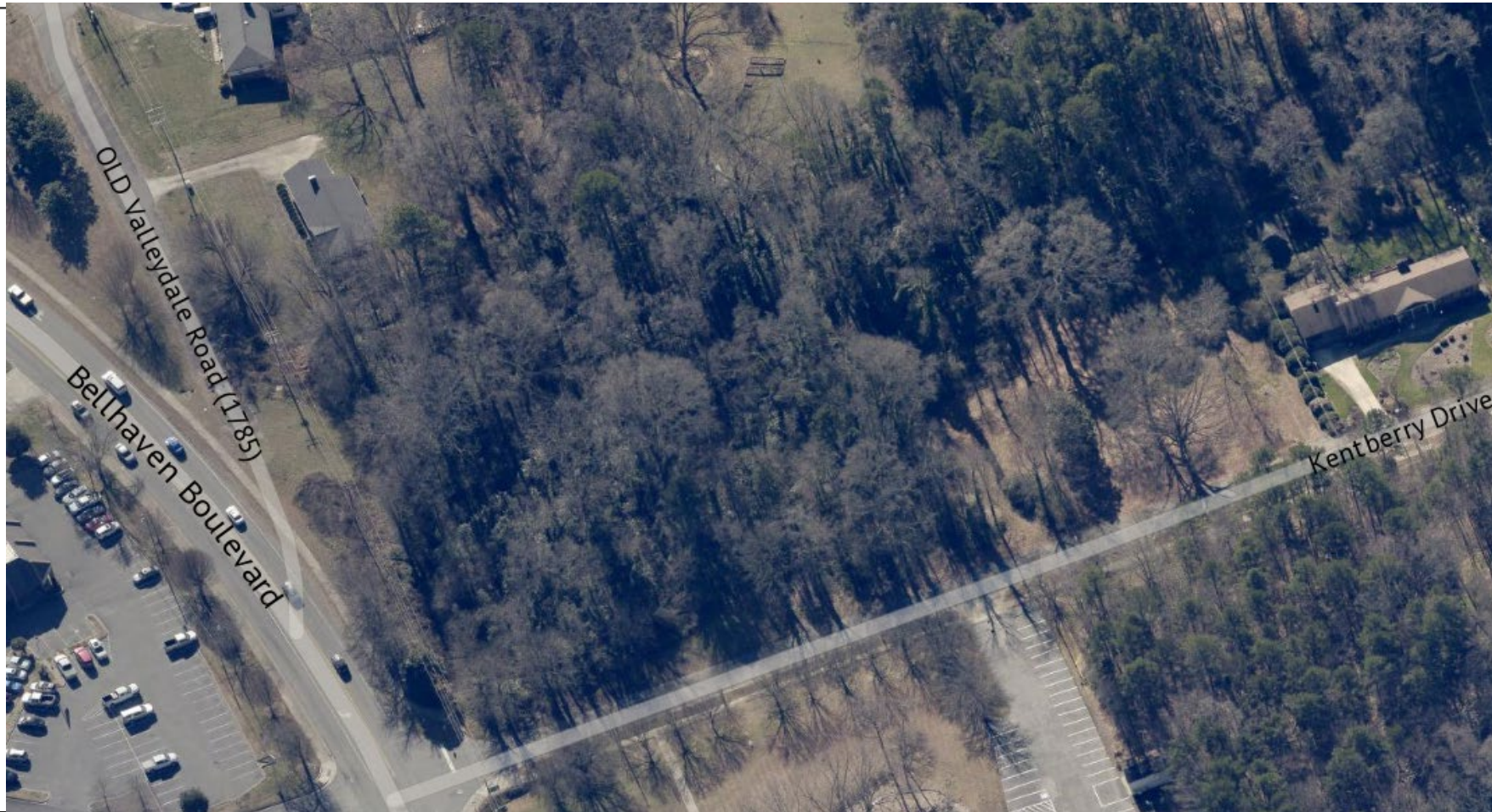
- Coulwood neighborhood
- Located on south side of Kentberry Drive and west side of Bellhaven Blvd.
- Tax Parcels 03126320 & 03126317
- Total acreage: 3.506 acres







Property Improvements – None (Vacant)

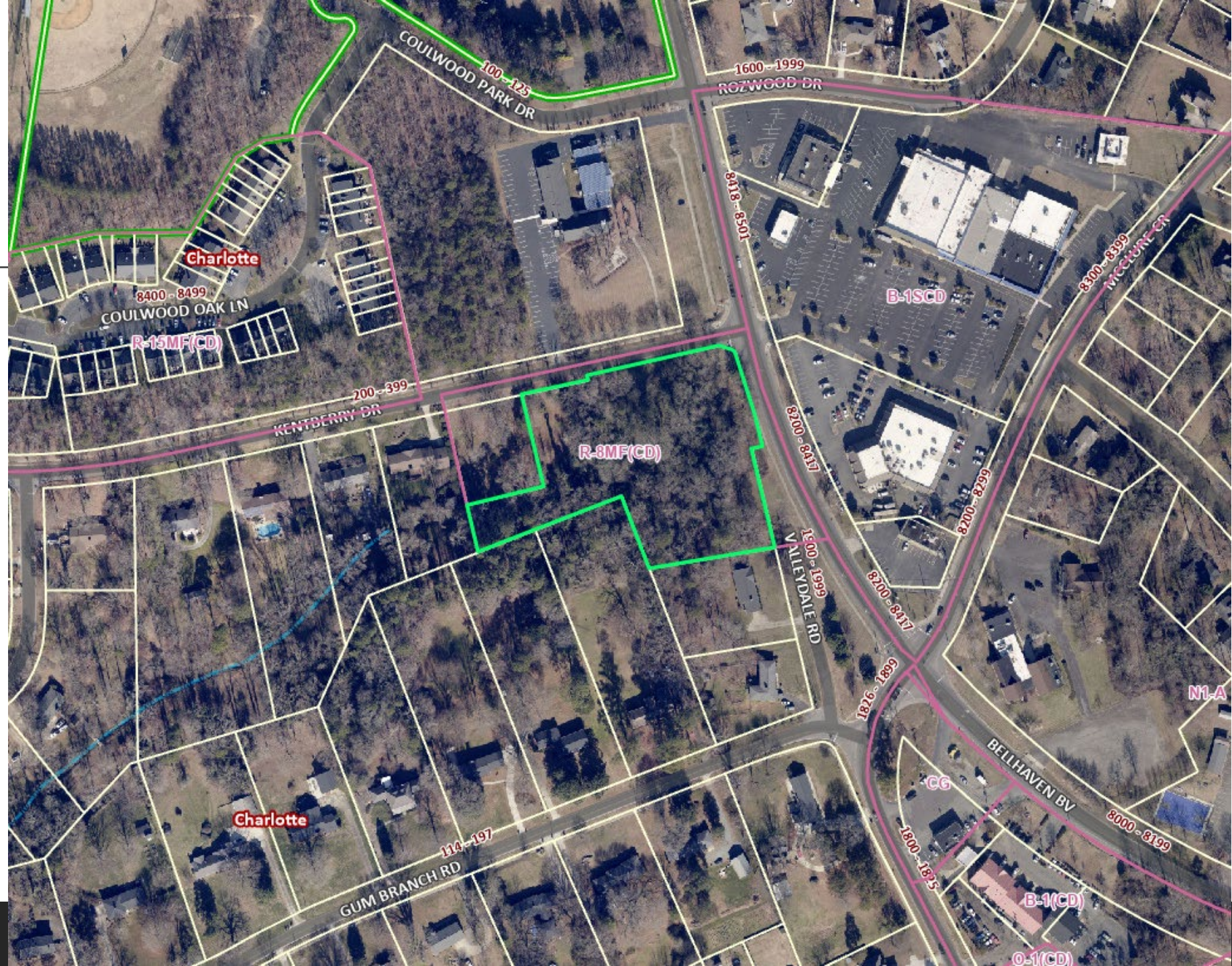


Development Considerations

- Existing Zoning
- Existing and Adjacent Uses
- UDO / Policy Requirements
- 2040 Plan
- City Priorities
- Community and Neighbor Comments/Concerns
- Market Realities

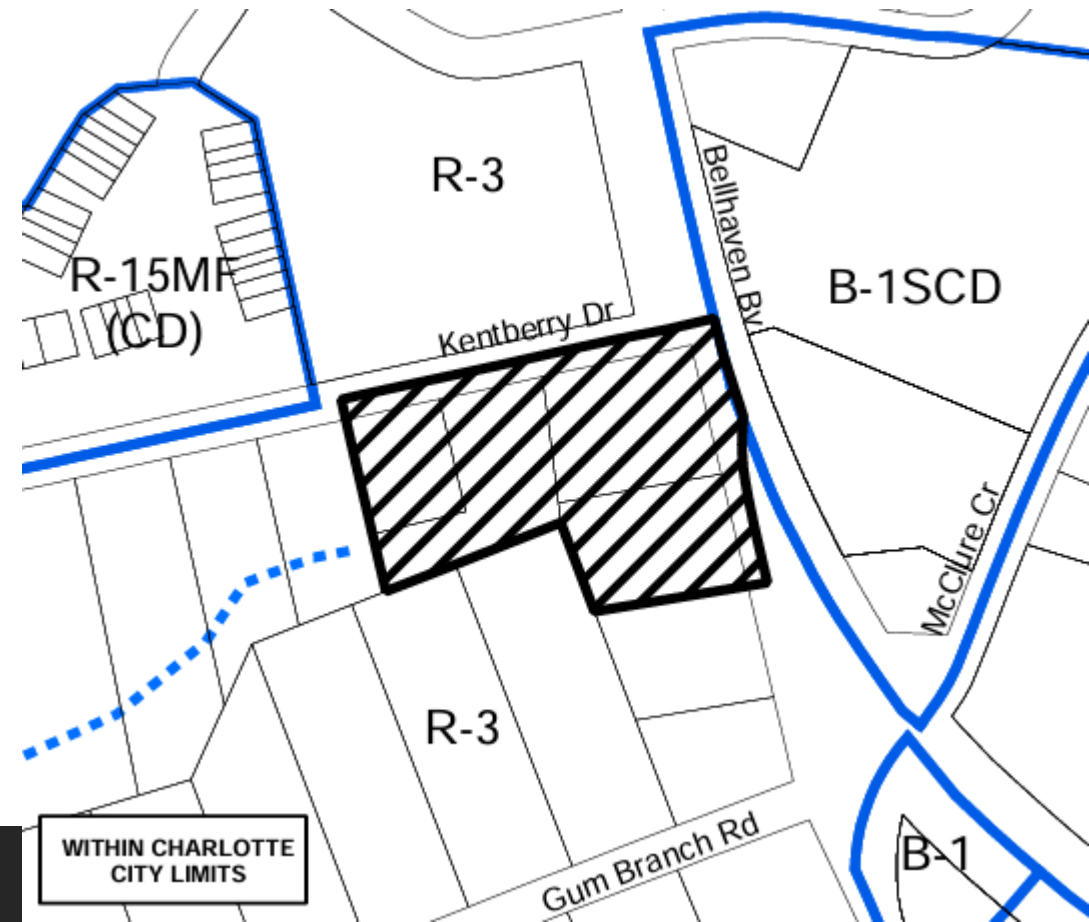
Zones

- Existing Zoning
- R-8MF(CD)
- N1-A (north, west and south)
- R-15MF(CD) (northwest)
- B-1SCD (east)



Existing Zoning – R-8MF(CD)

- Petition 2005-111
- From R-3 (least dense single-family residential) to R-8MF(CD) (multi-family conditional)
 - 8 dwelling units per acre
- Approved 9/18/2005
- Allowed 28 age-restricted units in 4, 7-pod units with an accessory clubhouse



Hillcrest Baptist Church
200 Kentberry Drive Charlotte, NC 28214
Tax Parcel: 03127103
Zoning: R-3
Use: GOVT-INST
Two Story Church

Southern Bell
Cable

Kentberry Drive 60'

Belhaven Boulevard 150'

5'-6' Metal Picket Fence Type 1

30' Setback

Oak Trees to Remain

Underbark House

pe 2
ce 3

Side Yard

d Francis Brady
rive Charlotte, NC 28214
rce: 03126321
oning: R-3
Single Family
Story Home

Storm Water
Retention Area

Accessory Use
Storage Units

5' Buffer Area
Lost to Easement

50' Rear Yard

18.75' Class C Buffer
with 6' Fence Type 3

50' Rear Yard

Class C Buffer
k Wall Type 2
Fence Type 3
Fence Type 3

7 Residential Dwelling Cluster
See Note 5

7 Residential Dwelling Cluster
See Note 5

7 Residential Dwelling Cluster
See Note 5

7 Residential Dwelling Cluster
See Note 5

Accessory Use
Storage Units

18.75' Class C Buffer
with 6' Fence Type 3

20' Side Yard

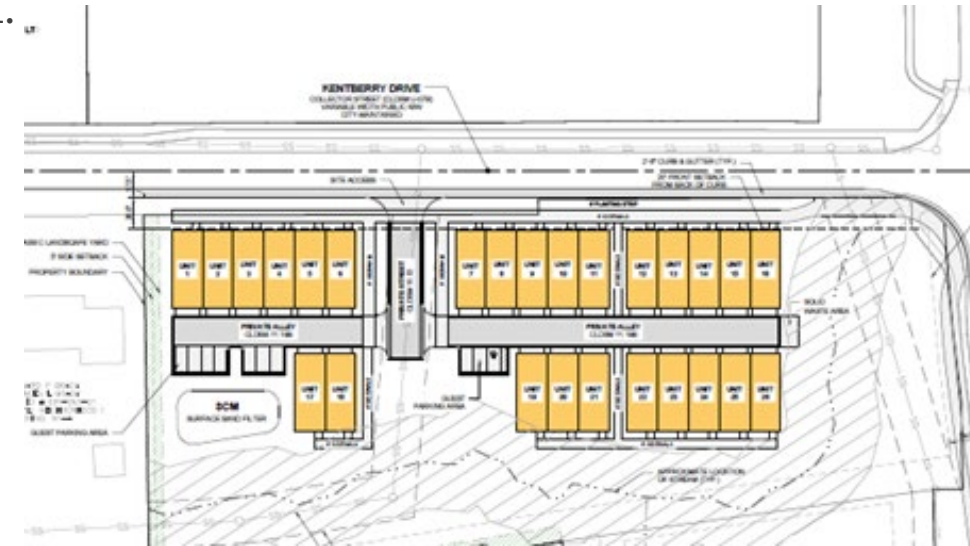
SCALE IN FEET
0 10 20 30

Existing Uses

- This site is currently vacant. The 2005 rezoning 28-unit plan was never built.
- Kentberry Drive has detached single-family houses on large lots zoned N1-A. Redevelopment would allow detached, duplexes and triplexes by-right.
- Across Kentberry Drive is Hillcrest Baptist Church.
- Across Bellhaven Blvd. is Coulwood Shopping Center (originally developed by Harris Teeter).

Proposed Zoning Districts

- N2-A(CD) and N1-A = Neighborhood 2 (multifamily) + Neighborhood 1 (single-family)
 - The N2-A(CD) development is conditioned upon a site plan.
- How many units proposed for the N2-A(CD) part?
 - Originally proposed as 26 units. ----->
 - However, updated site plan is 16 units. (as shown later)
- N1-A will allow single-family detached, duplex or triplex but the proposed N1-A sites are extremely limited because of topography and stream buffers
- These will be **FOR SALE** units.



30' STREAM BUFFER AND
POTENTIAL GREEN AREA (TYP.)

Site constraints and considerations

- Two large sanitary sewer easements run through the site.
- An approximately 30' stream buffer runs through the site.
- The topography of the site goes from 684' at the street to 670' at the stream/ditch to Gum Branch
- In order to push the units further back into the site to provide larger front setbacks, maneuvering in the rear for vehicles is not feasible.
- Stormwater controls need space to the rear of the units.

Recommended Land Use Plan

- Place Type map for 2040 Plan calls for Neighborhood 1 uses
 - This rezoning petition is technically inconsistent with the 2040 Plan.
- However, the existing R-8MF(CD) zoning allows 28 units in a multifamily development, so this rezoning is seeking 12 less units for the townhome portion.
- R-8MF is equivalent to N2-A under current zoning, which is the district requested here.
- The 2023 adoption of the new Unified Development Ordinance (UDO) did not change the approved zoning for this site.
- Further considerations about the site led to a revised site plan seeking 16 units instead of 26.
- First revised plan on next slide.

RESIDENTIAL DROP CURB TYPE I
DRIVEWAY (CLDSM 10.25A) (TYP.)

2'-6" CURB & GUTTER (TYP.)

20' FRONT SETBACK
FROM BACK OF CURB

24' FRONT SETBACK
FROM BACK OF CURB

10' CLASS C LANDSCAPE YARD

5' SIDE SETBACK

PROPERTY BOUNDARY

UNIT
1

UNIT
2

UNIT
3

UNIT
4

UNIT
5

UNIT
6

UNIT
7

UNIT
8

UNIT
9

UNIT
10

UNIT
11

UNIT
12

UNIT
13

UNIT
14

UNIT
15

UNIT
16

POTENTIAL SCM

POTENTIAL SCM

APPROXIMATE LOCATION
OF STREAM (TYP.)

LOT 2

PROPOSED LOT LINE
(APPROXIMATE)

27' FRONT SETBACK
FROM ROAD R/W

LOT 1

PROPERTY BOUNDARY

40' REAR SETBACK

30' STREAM BUFFER AND
POTENTIAL GREEN AREA (TYP.)

5' SIDE SETBACK (TYP.)

APPROXIMATE LOCATION
OF WETLAND (TYP.)

HOWARD P BRADY
FRANCES L BRADY
PARCEL ID # 031-263-21
ACE TYPE: NEIGHBORHOOD 1
ZONING: N1-A

10' CLASS C LANDSCAPE YARD

20' REAR SETBACK
(ABUTTING N1 PLACE TYPE)

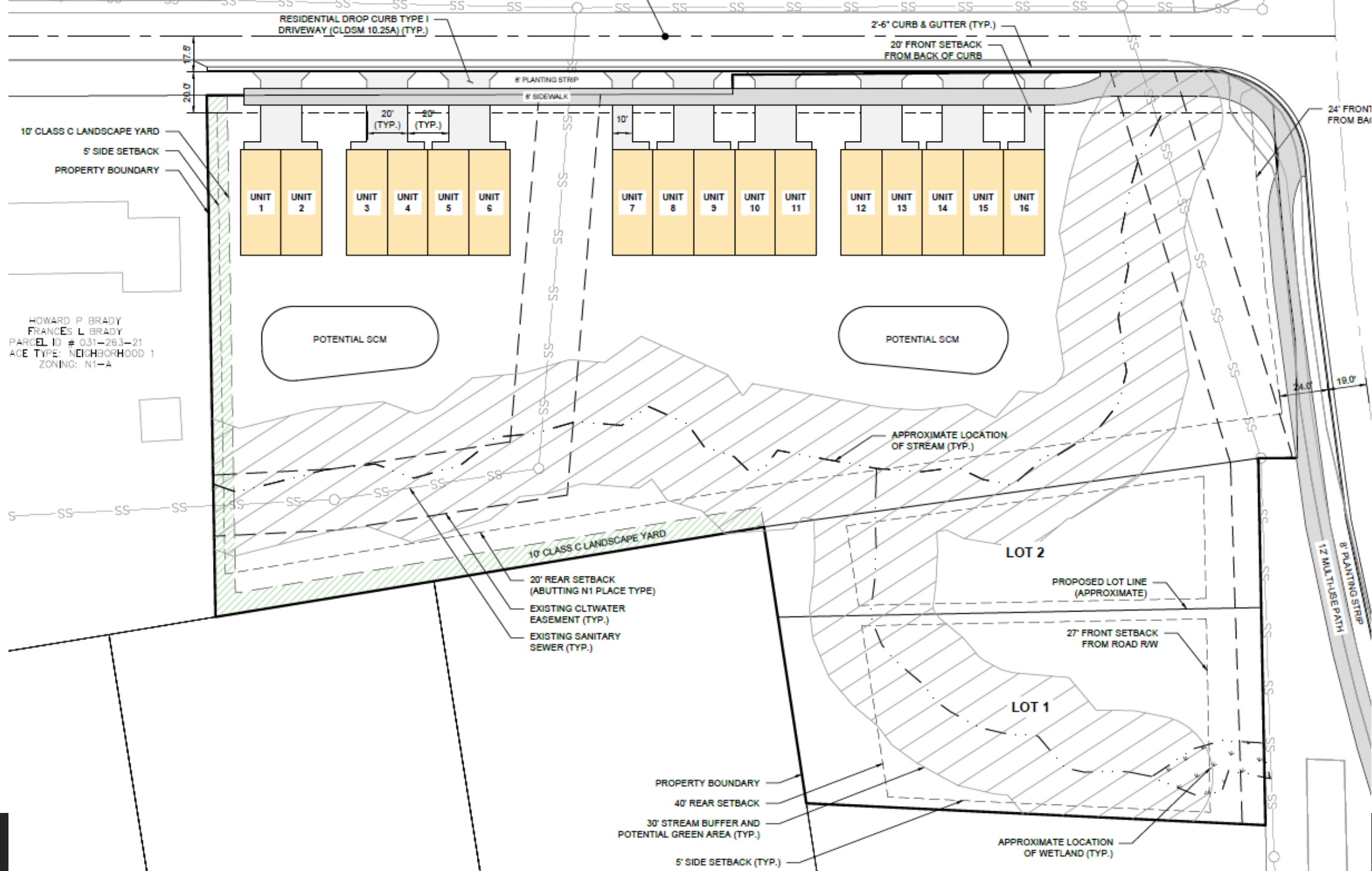
EXISTING CLT WATER
EASEMENT (TYP.)

EXISTING SANITARY
SEWER (TYP.)

12' MULT-USE PATH
& PLANTING STRIP

Further changes to site plan

- 6-unit building closest to the existing single-family detached house on Kentberry is going to be split into a 2-unit and a 4-unit building, with the 2-unit being closest to the single-family detached house to provide a transition.
- Committing to provide substantial open space and preservation of trees at the site.
 - Enhanced plantings in excess of minimum planting standards required of the UDO – extra tree save using buffer areas
 - Common open space will be at least 50' in all directions.
 - At least one common open space area shall be accessible from all residential lots in the residential development within a 1,000' radius of the common open space area.
- Second revised plan will be submitted within the next week.



Potential Elevation

- Image is conceptual in nature. Actual elevations to be submitted at time of permitting.



Potential Timeline (Subject to Change)

- Earliest Possible Public Hearing Date: 11/17/25
- Planning Commission Zoning Committee Meeting: 12/2/25
- City Council Vote: 12/15/25

Thank you for attending! Questions?

Click “Reactions” at bottom and then Click “Raise Hand”

Rezoning Contact – David Murray (david@murraylawfirm.com)

City Council Representative: Hon. Malcolm Graham, District 2

Thank you for attending!