

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda

Monday, July 17, 2023

Council Chamber

City Council Zoning Meeting

Mayor Vi Lyles

Council Member Dimple Ajmera

Council Member Danté Anderson

Council Member Tariq Scott Bokhari

Council Member Ed Driggs

Council Member Malcolm Graham

Council Member Reneé Johnson

Council Member LaWana Mayfield

Council Member James Mitchell

Council Member Marjorie Molina

Council Member Victoria Watlington

Council Member Braxton Winston II

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

CONSENT**2. Consent agenda items 3 and 4 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.**

- A. Items included on the consent agenda are rezoning petitions that meet the following criteria:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

3. Rezoning Petition: 2022-084 by Mission Properties

Location: Approximately 20.85 acres located along the south side of Ridge Road and north side of the Interstate 485 interchange. (ETJ - BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: R-17MF (CD) (multi-family residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 4-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022-084_ZCR](#)

[2022_084_FSA](#)

[2022_084_RevSitePlan_2023_05_19](#)

4. Rezoning Petition: 2022-187 by Vista Residential Partners

Location: Approximately 14.8 acres located on the west side of Krefeld Drive, east of Monroe Road, and west of East Independence Boulevard. (Council District 6 - Bokhari)

Current Zoning: R-6MF (CD) (multi-family residential, conditional)

Proposed Zoning: R-22MF (CD) (multi-family residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_187_ZCR](#)

[2022_187_FSA](#)

[2022_187_siteplanRev_23_5_18](#)

DECISIONS**5. Rezoning Petition: 2022-177 by Appaloosa Real Estate Partners**

Update: Petitioner has withdrawn this petition

Location: Approximately 15.52 acres located at the southeast intersection of Mallard Creek Road and Galloway Road, west of Lexington Approach Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

6. Rezoning Petition: 2021-198 by Nest Home Communities, LLC

Update: Petitioner is requesting deferral to September 18, 2023

Location: Approximately 1.82 acres located on the west side of Providence Road, south of Fairview Road, and north of East Barden Road. (Council District 6 - Bokhari)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

7. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Watlington)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: NS (neighborhood services)

8. Rezoning Petition: 2022-048 by Tribute Companies, Inc.

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 182.71 acres located along the south side of Interstate 485 South interchange, east of John Adams Road, and north of North Tryon Street. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: MX-2 (mixed use) with 5-year vested rights

9. Rezoning Petition: 2022-060 by Providence Group Capital

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 5.90 acres located on the west side of South Boulevard and east side of Old Pineville Road, north of East Woodlawn Road. (Council District 3 - Watlington)

Current Zoning: ML-1 (manufacturing and logistics - 1)

Proposed Zoning: TOD-CC (transit oriented development - community center)

10. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 0.94 acres located at the southeast intersection of Commonwealth Avenue and The Plaza, north of East Independence Boulevard. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: MUDD-O (mixed use development district, optional)

11. Rezoning Petition: 2022-109 by Urban Trends Real Estate, Inc.

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive. (Council District 5 - Molina)

Current Zoning: CG (general commercial) and N1-B (neighborhood 1 - B)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

12. Rezoning Petition: 2022-134 by Muhsin Muhammad II

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 15.48 acres located along the northeast side of Trojan Drive and east side of Outlets Boulevard, west of Steele Creek Road. (Council District 3 - Watlington)

Current Zoning: O-2 (CD) (office, conditional), NS (neighborhood services)

Proposed Zoning: O-2 (CD) SPA (office, conditional, site plan amendment), NS SPA (neighborhood services, site plan amendment)

13. Rezoning Petition: 2022-147 by SouthPark Towers PropCo, LLC

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 9.94 acres bound by the south side of Fairview Road, east side of Piedmont Row Drive South, and the north and west side of Barclay Downs Drive. (Council District 6 - Bokhari)

Current Zoning: OFC (office flex campus)

Proposed Zoning: MUDD-O (mixed use development district, optional)

14. Rezoning Petition: 2022-156 by Greystar Development East, LLC

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 10.82 acres located at the southeast intersection of South Tryon Street and Nations Ford Road, south of West Woodlawn Road, and west of Interstate 77. (Council District 3 - Watlington)

Current Zoning: CG (general commercial) and I-1 (CD) (light industrial, conditional)

Proposed Zoning: MUDD (CD) (mixed use development district, conditional)

15. Rezoning Petition: 2022-160 by Penler Development, LLC

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 24.13 acres located along the south side of Mount Holly Road and east side of Creston Circle, west of Interstate 485. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

Current Zoning: ML-1 (manufacturing and logistics), CG (general commercial), N1-A (neighborhood 1 - A)

Proposed Zoning: R-12MF (CD) (multi-family residential, conditional)

16. Rezoning Petition: 2022-193 by Brown Group, Inc.

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 19.79 acres located on the east side of Legranger Road and west side of Interstate 85, south of West Mallard Creek Church Road. (Council District 4 - Johnson)

Current Zoning: RC (research campus) and N1-B (neighborhood 1 - B)

Proposed Zoning: RE-3(CD) (research, conditional)

17. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.

Location: Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane. (Council District 7 - Driggs)

Current Zoning: R-12 MF (CD) (multi-family residential, conditional)

Proposed Zoning: R-12 MF (CD) SPA (multi-family residential, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 213 ZCR](#)

[2021 213 FSA](#)

[2021 213 siteplanRev 23 5 18](#)

18. Rezoning Petition: 2022-152 by Vinroy Reid

Location: Approximately 0.87 acres located on the southeast side of Char-Meck Lane, north of Monroe Road, and east of North Wendover Road. (Council District 5 - Molina)

Current Zoning: N1-C (neighborhood 1 - C) and OFC (office flex campus)

Proposed Zoning: B-2 (CD) (general business, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 152 ZCR](#)

[2022 152 FSA DONE](#)

[2022 152 Rev Site Conditions 7 11 23](#)

HEARINGS**19. Rezoning Petition: 2022-076 by Sam's Mart**

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 0.81 acres located at the southeast intersection of Albemarle Road and Farm Pond Lane, west of East W.T. Harris Boulevard. (Council District 5 - Molina)

Current Zoning: CG (general commercial)

Proposed Zoning: NS (neighborhood services)

20. Rezoning Petition: 2022-092 by Sam's Mart

Update: Petitioner is requesting deferral to August 21, 2023

Location: Approximately 2.8 acres located on the south side of Albemarle Road and west side of Reddman Road, south of Central Avenue. (Council District 5 - Molina)

Current Zoning: OFC (office flex campus)

Proposed Zoning: CG (general commercial)

21. Rezoning Petition: 2022-079 by Well Pappas Corporate Parcel Owner, LLC

Update: Petitioner is requesting deferral to September 18, 2023

Location: Approximately 2.23 acres located at the southwest intersection of Pearl Park Way and Kenilworth Avenue, east of Harding Place. (Council District 1 - Anderson)

Current Zoning: OFC (office flex campus), NC (neighborhood center)

Proposed Zoning: MUDD-O PED (mixed use development district, optional, pedestrian overlay) with 5-year vested rights

22. Rezoning Petition: 2022-096 by Kairoi Residential

Update: Petitioner is requesting deferral to September 18, 2023

Location: Approximately 19.55 acres location along the west side of John Adams Road, south side of Galloway Road, north of West Mallard Creek Church Road, and east of Interstate 85. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A), RE-3 (CD) (research, conditional), OFC (office flex campus), CG (general commercial), B-1 (CD) (neighborhood business, conditional)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

23. Rezoning Petition: 2021-256 by NVR, Inc.

Location: Approximately 150.78 acres located on the north side of Old Concord Road, east of North Tryon Street, and south of West Rocky River Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A), N1-B (neighborhood 1 - B), and R-6 (CD) (single family residential, conditional)

Proposed Zoning: MX-2 INNOV (mixed use, innovative) with 5-year vested rights

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to land use.

[2021_256_PHSADONE](#)

[2021_256_RevSitePlan_2023_06_13](#)

24. Rezoning Petition: 2022-036 by MPV Properties

Location: Approximately 31.94 acres located along the east side of Interstate 485 and west side of Dutch Creek Drive, north of Rocky River Road. (Council District 5 - Molina)

Current Zoning: CC (commercial center)

Proposed Zoning: CC SPA (commercial center, site plan amendment)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to land use.

[2022_036_PHSADONE](#)

[2022_036_RevSitePlan_2023_06_12](#)

25. Rezoning Petition: 2022-168 by Nick Armstrong

Location: Approximately 0.55 acres located south of Tuckaseegee Road and east of Enderly Road. (Council District 2 - Graham)

Current Zoning: N1-C (neighborhood 1 - C), MUDD-O (mixed use development district, optional)

Proposed Zoning: MUDD-O (mixed use development district, optional) and MUDD-O SPA (mixed use development district, optional, site plan amendment)

Staff Recommendation:

Staff does not recommend approval of this petition.

[2022_168_PHSADONE](#)

[2022_168_SitePlanRev_2023_5_12](#)

26. Rezoning Petition: 2023-002 by Jay Cox

Location: Approximately 1.77 acres located on the south side of McKee Road, east of Weddington Road, and west of Savannah Hills Drive. (Council District 7 - Driggs)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: R-8 (CD) (single family residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues and technical revisions related to land use and site and building design.

[2023_002_PHSА_DONE](#)

[2023_002_siteplanRev_23_6_13](#)

27. Rezoning Petition: 2023-060 by Habitat for Humanity of the Charlotte Region

Location: Approximately 8.33 acres located on the east and west sides of Carya Pond Lane, south of Hickory Grove Road, east of North Sharon Amity Road. (Council District 5 - Molina)

Current Zoning: R-17MF (CD) (multi-family residential, conditional)

Proposed Zoning: N2-B (neighborhood 2 - B)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_060_PHSА_DONE](#)

28. Rezoning Petition: 2023-072 by Merancas Holdings, LLC

Location: Approximately 17.99 acres located on the north side of Grier Road, west side of East W.T. Harris Boulevard, and south side of District Drive, east of Newell-Hickory Grove Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: N2-B (neighborhood 2 - B)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_072_PHSА_DONE](#)

29. Rezoning Petition: 2023-010 by City of Charlotte

Location: Approximately 0.094 acres located on the north side of Mineral Springs Road, west of Interstate 85, south of University City Boulevard. (Council District 4 - Johnson)

Current Zoning: R-12MF (CD) (multi-family residential, conditional)

Proposed Zoning: N1-C (neighborhood 1 - C)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_010_PHSА_DONE](#)

30. Rezoning Petition: 2023-075 by City of Charlotte

Location: Approximately 4.33 acres located on the south side of Reagan Drive and west side of Tom Hunter Road, east of West Sugar Creek Road. (Council District 1 - Anderson)

Current Zoning: CG (general commercial) and N1-B (neighborhood 1 - B)

Proposed Zoning: N2-B (neighborhood 2 - B)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_075_PHSА_DONE](#)

31. Rezoning Petition: 2023-093 by Charlotte Planning, Design, & Development - Text Amendment

This Text Amendment proposes to make single-family and duplex dwellings legally constructed under the O-1, O-2, O-3, B-1, and B-2 legacy zoning districts prior to June 1, 2023 allowed uses with prescribed conditions in the CG and OFC zoning districts, and deem them legally conforming. These dwellings will be subject to the standards of the N1-D Zoning District, as well as other applicable provisions of the UDO (such as, but not limited to, those governing accessory structures). Without this text amendment, the UDO would make them non-conforming uses.

Staff has identified a small number of existing neighborhoods where single-family and duplex dwellings have been legally constructed under the O-1, O-2, O-3, B-1, and B-2 legacy zoning districts prior to the June 1, 2023, effective date of the Unified Development Ordinance (UDO). These zoning districts translated to the CG (General Commercial) and OFC (Office Flex Campus) UDO zoning districts that do not allow residential uses and would make these dwellings nonconforming uses.

[2023_093_PHSА_FINAL](#)

[Residential in CG and OFC Text Amendment 6-15-23](#)

32. Rezoning Petition: 2022-068 by Barbara A. Freeman

Location: Approximately 2.03 acres located at the northeast intersection of South Tryon Street and Wright's Ferry Road, west of Steele Creek Road. (Council District 3 - Watlington)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: CAC-1 (community activity center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_068_PHSА_DONE](#)

33. Rezoning Petition: 2022-115 by Urban Trends Real Estate, Inc.

Location: Approximately 1.84 acres located on the south side of Tom Hunter Road, west of North Tryon Street, and east of Monteith Drive. (Council District 1 - Anderson)

Current Zoning: N1-B (neighborhood 1 - B)

Proposed Zoning: UR-1 (CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_115_PHSА_DONE](#)

[2022_115_RevSitePlan_2023_06_14](#)

34. Rezoning Petition: 2022-148 by Third & Urban LLC

Location: Approximately 15 acres located on the south side of State Street, north of Tuckaseegee Road, and east of Berryhill Road. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics - 2) and MUDD-O (mixed-use development district - optional)

Proposed Zoning: IMU (innovative mixed use)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_148_PHSА_DONE](#)

35. Rezoning Petition: 2022-157 by Leon & Jennifer Chisolm

Location: Approximately 4.2 acres located on the north side of Galloway Road, east of Mallard Creek Road, and west of Garrison Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of requested technical revisions related to site design.

[2022_157_PHSА_DONE](#)

[2022_157_RevSitePlan_2023_06_13](#)

36. Rezoning Petition: 2022-173 by Tryon 49 LLC

Location: Approximately 5.33 acres located at the southwest intersection of South Tryon Street and Nevada Boulevard, east of General Drive. (Council District 3 - Watlington)

Current Zoning: ML-1 (manufacturing and logistics, 1), ML-2 (manufacturing and logistics, 2)

Proposed Zoning: I-2 (CD) (general industrial, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of a requested technical revision.

[2022_173_PHSADONE](#)

[2022_173_RevDevStandards_2023_04_06](#)

37. Rezoning Petition: 2022-191 by Red Cedar Capital Partners

Location: Approximately 4.86 acres located on the east side of Plott Road, south of The Plaza, and north of Meadowcroft Court. (Council District 5 - Molina)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: R-8 (CD) (single family residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to environment and site and building design.

[2022_191_PHSADONE](#)

[2022_191_RevSitePlan_23_4_10](#)

38. Rezoning Petition: 2022-199 by Mission Properties

Location: Approximately 19.91 acres located on the east side of North Tryon Street, east of Pavilion Boulevard. (ETJ - BOCC: 3-Dunlap; Closest CC: 4-Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

[2022_199_PHSADONE](#)

[2022_199_RevSitePlan_2023_05_15](#)

39. Rezoning Petition: 2022-198 by Ardent Acquisitions LLC

Location: Approximately 2.73 acres located along the east side of South Tryon Street, west of Nations Ford Road, and east of West Tyvola Road. (Council District 3 - Watlington)

Current Zoning: N1-B (neighborhood 1 - B)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

[2022_198_PHSА_DONE](#)

[2022_198_SitePlanRev_2023_5_14](#)

40. Rezoning Petition: 2022-200 by IP P2 CCP, LLC

Location: Approximately 12.403 acres located on the west side of IBM Drive, south of Baucom Road, and north of University City Boulevard. (Council District 4 - Johnson)

Current Zoning: R-8MF(CD) (multi-family residential, conditional)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.

[2022_200_PHSА_DONE](#)

[2022_200_RevSitePlan_2023_05_15](#)

41. Rezoning Petition: 2022-202 by Sam's Mart

Location: Approximately 1.98 acres located on the east side of Benfield Road, west of Prosperity Church Road, and south of Johnston Oehler Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

Proposed Zoning: CAC-1 (CD) (community activity center - 1, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to land use.

[2022_202_PHSА_DONE](#)

[2022_202_Conditional_Notes_23_6_14](#)

42. Rezoning Petition: 2022-209 by The Keith Corporation

Location: Approximately 1.62 acres located on the east side of East Morehead Street, south of South McDowell Street, and west of Baxter Street. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: MUDD-O PED (mixed use development, optional, pedestrian overlay)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of an outstanding issue related to site and building design.

[2022_209_PHSA_DONE](#)

[2022_209_RevSitePlan_2023_06_12](#)

43. Rezoning Petition: 2022-212 by Chipotle Mexican Grill of Colorado, LLC

Location: Approximately 0.86 acres located in the northwest quadrant of the intersection of Park Road and East Woodlawn Road, south of Drexel Place. (Council District 1 - Anderson)

Current Zoning: B-1(CD) (neighborhood business, conditional)

Proposed Zoning: MUDD(CD) (mixed use development, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of an outstanding issue related to transportation and requested technical revisions.

[2022_212_PHSA_DONE](#)

[2022_212_RevSitePlan_2023_05_24](#)

44. Rezoning Petition: 2022-214 by Liberty Senior Living

Location: Approximately 16.35 acres located north of Sledge Road and east of Steele Creek Road. (Council District 3 - Watlington)

Current Zoning: N1-C (neighborhood 1 - C)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

[2022_214_PHSA_DONE](#)

[2022_214_SitePlanRev_2023_6_12](#)

45. Rezoning Petition: 2022-218 by Mattamy Homes

Location: Approximately 15.93 acres located on the west side of Milhaven Lane, south of Juniper Drive, and east of Interstate 77. (Council District 2 - Graham)

Current Zoning: N1-B (neighborhood 1 - B)

Proposed Zoning: R-8MF (CD) (single family residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

[2022 218 PHSA DONE](#)

[2022 218 RevSitePlan 2023 06 12](#)

46. Rezoning Petition: 2022-219 by Scott Allred

Location: Approximately 13.02 acres located on the south side of Albemarle Road, east of Manchester Lane, and west of Wilgrove-Mint Hill Road. (Council District 5 - Molina)

Current Zoning: CG (general commercial) and N1-A (neighborhood 1 - A)

Proposed Zoning: R-8MF (CD) (multi-family residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues and technical revisions related to site and building design, transportation, and environment.

[2022 219 PHSA DONE](#)

[2022 219 siteplanRev 23 6 13](#)

47. Rezoning Petition: 2023-003 by Clarke Allen

Location: Approximately 0.70 acres located on the south side of Southside Drive, west of Old Pineville Road, and east of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: ML-2 (manufacturing and logistics - 2)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 003 PHSA DONE](#)

48. Rezoning Petition: 2023-004 by Lucky Dog Charlotte Properties, LLC

Location: Approximately 0.96 acres located at the southeast intersection of Thrift Road and Jay Street, north of Freedom Drive. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics - 2)

Proposed Zoning: MUDD-O (mixed use development, optional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of requested technical revisions related to site design.

[2023_004_PHSА_DONE](#)

[2023_004_RevSitePlan_2023_06_12](#)

49. Rezoning Petition: 2023-005 by Sustainable Resources Properties, LLC

Location: Approximately 8.2 acres located on the north side of Vance Davis Drive and south side of Interstate 485, west of Old Statesville Road. (Council District 4 - Johnson)

Current Zoning: OFC (office flex campus)

Proposed Zoning: ML-1 (manufacturing and logistics - 1)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_005_PHSА_DONE](#)

50. Rezoning Petition: 2023-006 by Old Pineville Investments, LLC

Location: Approximately 4.09 acres located on the west side of Old Pineville Road, south side of Scholtz Road, and north side of Rountree Road. (Council District 3 - Watlington)

Current Zoning: ML-2 (manufacturing and logistics - 2)

Proposed Zoning: TOD-CC (transit oriented development - community center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_006_PHSА_Done](#)

51. Rezoning Petition: 2023-007 by Laurel Oak Farm, LLC

Location: Approximately 4.57 acres located on the south side of Youngblood Road, east of McKee Road, and west of Buckthorne Ridge Lane. (ETJ - BOCC: 6-Rodriguez-McDowell; Closest CC: 3-Watlington)

Current Zoning: N1-A (neighborhood 1 - A) and MUDD-O (mixed-use development district, optional)

Proposed Zoning: MUDD-O (mixed-use development district, optional) and MUDD-O SPA (mixed-use development district, site plan amendment)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

[2023_007_PHSА_DONE](#)

[2023_007_SitePlanRev_2023_6_12](#)

52. Rezoning Petition: 2023-019 by Charlotte Truck Center, Inc.

Location: Approximately 1.45 acres located at the southeast intersection of North Graham Street and Equipment Drive, north of Interstate 85. (Council District 1 - Anderson)

Current Zoning: ML-2 (manufacturing and logistics - 2)

Proposed Zoning: ML-1 (manufacturing and logistics - 1)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_019_PHSА_DONE](#)