

City of Charlotte

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



Meeting Agenda

Monday, August 21, 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 through 28 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:
- a. Had no public opposition at their public hearing
 - b. Received an approval recommendation from the Zoning Committee
 - c. Have no changes after Zoning Committee
 - d. Staff recommends approval

3. Rezoning Petition: 2021-221 by Paulette Canaday

Location: Approximately 5.10 acres located on the west side of Statesville Road, east of Millhaven Lane, and south of Sunset Road. (Council District 2 - Graham)

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

Proposed Zoning: INST(CD) (institutional, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021 221 ZCR](#)

[2021 221 FSA](#)

[2021 221 RevSitePlan 2023 07 17](#)

4. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_036_ZCR](#)

[2022_036_FSA](#)

[2022_036_RevSitePlan_2023_08_09](#)

5. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022_068_ZCR](#)

[2022_068_FSA](#)

6. Rezoning Petition: 2022-114 by Rohit Patel

Location: Approximately 4.18 acres located on the northeast side of Ridge Road, south of Mallard Creek Road, and north of Interstate 85. (ETJ - BOCC: 3-Dunlap; Closest CC: 4-Johnson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_114_ZCR](#)

[2022_114_FSA](#)

[2022_114_RevSitePlan_2023_05_16](#)

7. Rezoning Petition: 2022-115 by Urban Trends Real Estate

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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_115_ZCR](#)

[2022_115_FSA](#)

[2022_115_RevSitePlan_2023_06_14](#)

8. Rezoning Petition: 2022-119 by Blackburn Communities, LLC

Location: Approximately 9.2 acres located on the north and south side of Johnston Oehler Road and south side of Robert Helms Road, east of Prosperity Church Road. (Council District 4 - Johnson)

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

Proposed Zoning: UR-3(CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_119_FSA](#)

[2022_119_ZCR](#)

[2022_119_SitePlan_2023_7_20](#)

9. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_173_ZCR](#)

[2022_173_FSA](#)

[2022_173_RevDevStandards_2023_07_20](#)

10. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_191_ZCR](#)

[2022_191_FSA](#)

[2022_191_RevSitePlan_2023_08_14](#)

11. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_199_ZCR](#)

[2022_199_FSA](#)

[2022_199_RevSitePlan_2023_07_19](#)

12. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_200_ZCR](#)

[2022_200_FSA](#)

[2022_200_RevSitePlan_2023_08_04](#)

13. Rezoning Petition: 2022-205 by DR Horton

Location: Approximately 21.12 acres located along the southeast side of Mallard Creek Road, west of Penninger Circle, and north of Morris Estate Drive. (Council District 2 - Graham)

Current Zoning: N1-A (neighborhood 1 - A) and R-8MF(CD) (multi-family residential, conditional)

Proposed Zoning: R-8MF(CD) (multi-family residential) and R-8MF(CD) SPA (multi-family residential, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_205_ZCR](#)

[2022_205_FSA](#)

[2022_205_RevSitePlan_2023_07_20](#)

14. Rezoning Petition: 2022-207 by SLC Development, LLC

Location: Approximately 0.17 acres located on the north side of East Tremont Avenue, southeast of South Boulevard, and west of East Worthington Avenue. (Council District 1 - Anderson)

Current Zoning: TOD-M(O) (transit oriented development-mixed use, optional)

Proposed Zoning: TOD-UC (transit oriented development-urban center)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022 207 ZCR](#)

[2022 207 FSA](#)

15. Rezoning Petition: 2022-208 by Summit Avenue Keswick, LLC

Location: Approximately 7.6 acres located on the west side of North Tryon Street and east side of Keswick Avenue, south of West 24th Street. (Council District 1 - Anderson)

Current Zoning: ML-2 (manufacturing and logistics - 2) and I-2(CD) (general industrial, conditional)

Proposed Zoning: IMU (innovation mixed-use)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022 208 ZCR](#)

[2022 208 FSA](#)

16. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_209_ZCR](#)

[2022_209_FSA](#)

17. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_214_ZCR](#)

[2022_214_FSA](#)

[2022_214_SitePlanRev_2023_7_20](#)

18. Rezoning Petition: 2022-217 by Mecklenburg County

Location: Approximately 5 acres located north of Reno Avenue, west of Brookshire Freeway, and east of Venice Knights Way. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics)

Proposed Zoning: IC-2 (institutional campus)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022 217 ZCR](#)

[2022 217 FSA](#)

19. Rezoning Petition: 2022-222 by Pearl Properties LLC

Location: Approximately 0.37 acres located on the east side of Parson Street, west of Union Street, and north of Parkwood Avenue. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022 222 ZCR](#)

[2022 222 FSA](#)

20. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_003_ZCR](#)

[2023_003_FSA](#)

21. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_004_ZCR](#)

[2023_004_FSA](#)

22. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_005_ZCR](#)

[2023_005_FSA](#)

23. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_006_ZCR](#)

[2023_006_FSA](#)

24. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_007_ZCR](#)

[2023_007_FSA](#)

[2023_007_SitePlanRev_2023_7_2](#)

25. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_010_ZCR](#)

[2023_010_FSA](#)

26. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_060_ZCR](#)

[2023_060_FSA](#)

27. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_072_ZCR](#)

[2023_072_FSA](#)

28. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_075_ZCR](#)

[2023_075_FSA](#)

29. Follow Up Report

[8 21 21 Council Follow Up](#)

DECISIONS

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

Update: Petitioner has withdrawn this petition

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)

31. Rezoning Petition: 2022-151 by Rayna Properties, LLC

Update: Petitioner has withdrawn this petition

Location: Approximately 4.37 acres located on the north side of David Cox Road, east of West Sugar Creek Road, and south of Hayden Drive. (Council District 4 - Johnson)

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

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

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

Update: Petitioner is requesting deferral to September 18, 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

33. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to October 16, 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)

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

Update: Petitioner is requesting deferral to September 18, 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)

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

Update: Petitioner is requesting deferral to September 18, 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)

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

Update: Petitioner is requesting deferral to September 18, 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)

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

Update: Petitioner is requesting deferral to September 18, 2023

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)

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

Update: Petitioner is requesting deferral to September 18, 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)

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

Update: Petition is deferred to September 18, 2023

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)

40. Rezoning Petition: 2022-161 by Pulte Group

Update: Petitioner is requesting deferral to September 18, 2023

Location: Approximately 29.33 acres located at the southwest intersection of Steele Creek Road and Parkside Crossing Drive, south of Sledge Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Watlington)

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

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

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

Update: Petitioner is requesting deferral to September 18, 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)

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

Update: Petitioner is requesting deferral to September 18, 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)

43. Rezoning Petition: 2022-219 by Scott Allred

Update: Petitioner is requesting deferral to September 18, 2023

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)

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

This text amendment will make single-family and duplex dwellings legally existing under the office and business legacy zoning districts prior to June 1, 2023, and translated to the CG (General Commercial) and OFC (Office Flex Campus) zoning districts, allowed uses with prescribed conditions.

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Text Amendment

[2023-093_ZCR_23_8-3](#)

[2023_093_FSA](#)

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

45. 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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021_256_ZCR](#)

[2021_256_FSA_DONE](#)

[2021_256_RevSitePlan_2023_08_09](#)

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

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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022_060_ZCR](#)

[2022_060_FSA](#)

47. 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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_152_ZCR](#)

[2022_152_FSA_DONE](#)

[2022_152_Rev_Site_Conditions_7_11_23](#)

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

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)

Zoning Committee Recommendation:

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_160_ZCR_August](#)

[2022_160_FSA](#)

[2022_160_SitePlanRev_2023_8_10](#)

49. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend DENIAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_168_ZCR](#)

[2022_168_FSA](#)

[2022_168_SitePlanRev_2023_7_24](#)

50. Rezoning Petition: 2022-183 by Blu South LLC

Location: Approximately 32.42 acres located along the north side of Interstate 485, west of China Grove Church Road, and south of East Westinghouse Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1(CD) (light industrial, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend DENIAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_183_ZCR](#)

[2022_183_FSA](#)

[2022_183_siteplanRev_23_7_20](#)

51. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_198_ZCR](#)

[2022_198_FSA](#)

[2022_198_SitePlanRev_2023_8_10](#)

52. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_202_ZCR](#)

[2022_202_FSA](#)

[2022_202_Conditional_Notes_REV_23_7_26](#)

53. Rezoning Petition: 2022-204 by Jay Jeet, LLC

Location: Approximately 5.19 acres located on the south side of Sunset Road, west of Beatties Ford Road, and east of Peachtree Road. (ETJ - BOCC: 2-Leake; Closest CC: 2-Graham)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend DENIAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_204_ZCR](#)

[2022_204_FSA](#)

[2022_204_RevSitePlan_2023_07_20](#)

54. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_212_ZCR](#)

[2022_212_FSA](#)

[2022_212_RevSitePlan_2023_07_20](#)

55. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_002_ZCR](#)

[2023_002_FSA](#)

[2023_002_siteplanRev_23_8_14](#)

HEARINGS**56. Rezoning Petition: 2022-076 by Sam's Mart**

Update: Petitioner has withdrawn this petition

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 center)

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

Update: Petitioner has withdrawn this petition

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)

Proposed Zoning: CG (general commercial)

58. Rezoning Petition: 2021-285 by Clearwater Development Partners Inc.

Update: Petitioner is requesting deferral to September 18, 2023

Location: Approximately 0.15 acres located in the southern quadrant of the intersection of Cleveland Avenue and East Worthington Avenue, east of South Boulevard. (Council District 1- Anderson)

Current Zoning: CG HDO (general commercial, historic district overlay)

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

59. Rezoning Petition: 2022-218 by Mattamy Homes

Update: Petitioner is requesting deferral to September 18, 2023

Location: Approximately 15.93 acres located on the west side of Millhaven 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)

60. Rezoning Petition: 2023-034 by Cambridge Properties, Inc.

Update: Petitioner is requesting deferral to September 18, 2023

Location: Approximately 15.93 acres located on the west side of Millhaven Lane, south of Juniper Drive, and east of Interstate 77. (Council District 4- Johnson)

Current Zoning: CC (commercial center)

Proposed Zoning: MUDD(CD) with 5-year vested rights (mixed use development district, conditional)

61. Rezoning Petition: 2023-013 by Toll Brothers Apartment Living

Location: Approximately 19.75 acres located on the north side of Choate Circle between Legree Lane and Freshwell Road. (Council District 3- Watlington)

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 outstanding issues related to transportation and site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_013_PHSA_DONE](#)

[2023_013_SitePlanRev_2023_7_17](#)

62. Rezoning Petition: 2023-030 by Rhyne Land Holdings, LLC

Location: Approximately 123.80 acres located on the south side of University City Boulevard, northeast of Interstate 485, and east of Back Creek Church Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

Current Zoning: MX-2 (mixed use district)

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

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_030_PHSA_DONE](#)

[2023_030_RevSitePlan_2023_07_17](#)

63. Rezoning Petition: 2022-049 by Turnstone Group, LLC

Location: Approximately 9.84 acres located on the south side of Old Dowd Road at the intersection with Sam Wilson Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Watlington)

Current Zoning: NS (neighborhood services)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_049_PHSA_DONE](#)

[2022_049_SitePlanRev_2023_7_17](#)

64. Rezoning Petition: 2022-146 by KTED LLC

Location: Approximately 3.9 acres located on the north side of Albemarle Road, west of Harrisburg Road, and south of Pence Road. (Council District 5-Molina)

Current Zoning: IC-1 (institutional campus) and R-12MF(CD) (multi-family residential, conditional)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_146_PHSА_DONE](#)

[2022_146_RevSitePlan_2023_07_17](#)

65. Rezoning Petition: 2023-011 by Brian Foushee

Location: Approximately 24.96 acres located on the south side of Allen Road East and east side of Citadel Place, west of Allen Road South. (Council District 1- Anderson)

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

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

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_011_PHSА_DONE](#)

[2023_011_RevSitePlan_2023_07_17](#)

66. Rezoning Petition: 2023-014 by Charlotte Truck Center, Inc.

Location: Approximately 1.29 acres located on the south side of Cannon Avenue, east of North Graham Street, and north of Interstate 85. (Council District 1- Anderson)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_014_PHSA_DONE](#)

[2023_014_RevSitePlan_2023_07_17](#)

67. 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 & logistics)

Proposed Zoning: ML-1 (manufacturing & logistics)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_019_PHSA_DONE](#)

68. Rezoning Petition: 2023-022 by Charter Properties, Inc.

Location: Approximately 14.46 located west of N Tryon Street, east of Morehead Road, and north of Floyd Smith Office Park Drive. (Council District 4- Johnson)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_022_PHSA_DONE](#)

[2023_022_SitePlanRev_2023_7_17](#)

69. Rezoning Petition: 2023-027 by 401 S. College St. NC, LLC

Location: Approximately 2.73 acres bound by the south side of South College Street, west side of East Martin Luther King Jr. Boulevard, north side of South Brevard Street, and east side of East Brooklyn Village Avenue. (Council District 1- Anderson)

Current Zoning: UC (uptown core)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_027_PHSА_DONE](#)

[2023_027_RevSitePlan_2023_07_17](#)

70. Rezoning Petition: 2023-029 by MAGLC LLC

Location: Approximately 16.65 acres located on the east side of Northlake Centre Parkway, south of Interstate 485, and west of Interstate 77. (ETJ - BOCC: 3-Powell; Closet CC 4-Johnson)

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

Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_029_PHSА_DONE](#)

[2023_029_RevSitePlan_2023_07_17](#)

71. Rezoning Petition: 2023-049 by Wells Fargo Bank

Location: Approximately 30.1 acres located along the north side of Vance Davis Drive and west side of Old Statesville Road, south of Interstate 485. (Council District 4-Johnson)

Current Zoning: OFC (office)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_049_PHSА_DONE](#)

72. Rezoning Petition: 2023-050 by Mudassar Mohammed

Location: Approximately 0.219 acres located on the east side of Donna Avenue, south of Atmore Street, and north of The Plaza. (Council District 1-Anderson)

Current Zoning: ML-1 (Manufacturing and Logistics 1)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_050_PHSА_DONE](#)

73. Rezoning Petition: 2022-096 by Kairoi Residential

Update: Petitioner is requesting deferral to September 18, 2023

Location: Approximately 33.03 acres located 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, RE-3(CD), CG,OFC, and B-1(CD) (neighborhood 1 zoning district), (research, conditional), (general commercial zoning district), (office flex campus zoning district), and (neighborhood business, conditional)

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