

City of Charlotte

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



Zoning Agenda

Tuesday, March 5, 2024

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Terry Lansdell

Shana Neeley

Wil Russell

Clayton Sealey

Rebekah Whilden

Rick Winiker

Zoning Committee Work Session

Zoning Item

1. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC

Update: Petitioner is requesting deferral to April 2, 2024

Location: Approximately 0.79 acres located along the east side of Park Road, the south side of Selwyn Avenue, and north of Manning Drive. (Council District 6 - Bokhari)

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

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

2. Rezoning Petition: 2022-224 by SRL Central Avenue Properties, LLC

Update: Petitioner is requesting deferral to April 2, 2024

Location: Approximately 1.23 acres located in the northeast quadrant of the intersection of Central Avenue and Morningside Drive, south of Roland Street. (Council District 1 - Anderson)

Current Zoning: MUDD-O (mixed-use development-optional)

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

3. Rezoning Petition: 2023-091 by Mecklenburg County

Update: Petitioner is requesting deferral to April 2, 2024

Location: Approximately 3.23 acres located along the northwest side of North College Street and both the east and west sides of East 7th Street. (Council District 1 - Anderson)

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

Proposed Zoning: UMUD-O SPA (uptown mixed use development, optional, site plan amendment)

4. Rezoning Petition: 1989-080 by Bruce and Shirley White

Innovative Request for Zoning [Petition No. 1989-080](#): Brad Bailey on behalf Sema Williams (property owner) is requesting approval of Innovative provisions for the R-20MF Selwyn Farms Subdivision associated with petition 1989-080. The subdivision is located at the intersection of Marsh Road and Selwyn Farms Lane. The site requested for Innovative provisions is parcel 14912533, located at 805 Blackburn Ct.

The following items are the requested innovative provision:

1. Reduction of the required rear yard from 25 feet to 22 feet (3-foot reduction).

Current Zoning: R-20MF (multi-family residential)

Staff Resource: [John Kinley](#)

Attachments:

Innovative Request
Site Plan
Survey

[1989-080 Innov 805 Blackburn](#)

[1989-080 approved site plan](#)

[Survey](#)

5. Rezoning Petition: 2022-029 by Wade Miller - Skyline Townes, LLC

Location: Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue. (Council District 1 - Anderson)

Current Zoning: UR-C (CD) (urban residential-commercial, conditional)

Proposed Zoning: UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment)

Public Hearing Held: February 19, 2024 - Item #36

Staff Resource: [Claire Lyte-Graham](#)

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

[2022_029_PostHSA_DONE](#)

[2022_029_RevSitePlan_2024_02_22](#)

[2022_029_Consistency](#)

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

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) and NC (neighborhood center)

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

Public Hearing Held: February 19, 2024 - Item #39

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2022_079_PostHSA](#)

[2022_079_RevSitePlan_2024_02_22](#)

[2022_079_consistency](#)

7. Rezoning Petition: 2022-107 by PARKMIMO LLC

Location: Approximately 1 acre located on the south side of Parkwood Avenue, east of Hawthorne Lane, north of Belvedere Avenue, and west of The Plaza. (Council District 1 - Anderson)

Current Zoning: N1-C (neighborhood 1-C) and N2-B (neighborhood 2-B)

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

Public Hearing Held: February 19, 2024 - Item #40

Staff Resource: [Claire Lyte-Graham](#)

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

[2022_107_PostHSA_DONE](#)

[2022_107_2024_RevSitePlan_2024_02_22](#)

[2022_107_Consistency](#)

8. Rezoning Petition: 2022-154 by Real Estate Properties Holding, LLC

Location: Approximately 6.5 acres located at the southeast intersection of Sledge Road and Shopton Road West, west of Steele Creek Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Brown)

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

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

Public Hearing Held: February 19, 2024 - Item #41

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2022_154_PostHSA](#)

[2022_154_Consistency](#)

9. Rezoning Petition: 2022-210 by RRPVI SEBP Charlotte, LP

Location: Approximately 45.67 acres located on the west side of South Tryon Street, north side of Clanton Road, and east side of Interstate 77. (Council District 3 - Brown)

Current Zoning: ML-1 (manufacturing & logistics - 1), CG (general commercial), B-2(CD) (general business, conditional), 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) with 5-years vested rights)

Public Hearing Held: February 19, 2024 - Item #42

Staff Resource: [Holly Cramer](#)

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

[2022_210_PostHSA](#)

[2022_210_RevSitePlan_2024_02_22](#)

[2022_210_consistency](#)

10. Rezoning Petition: 2022-216 by QuikTrip Corporation

Location: Approximately 3.55 acres bound by the east of side of Lakebrook Road, north side of Centergrove Lane, west side of Sam Wilson Road, and south side of Interstate 85. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

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

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

Public Hearing Held: January 16, 2024 - Item #42

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2022_216_PostHSA](#)

[2022-216_SitePlanrev_2024_1_18](#)

[2022_216_Consistency](#)

11. Rezoning Petition: 2023-015 by Tribek Properties

Location: Approximately 4.54 acres located in the southwest quadrant of the intersection of Wilkinson Boulevard and Remount Road, north of Parker Drive. (Council District 3 - Brown)

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

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

Public Hearing Held: January 16, 2024 - Item #44

Staff Resource: [Holly Cramer](#)

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

[2023_015_PostHSA](#)

[2023_015_RevSitePlan_2024_02_22](#)

[2023_015_consistency](#)

12. Rezoning Petition: 2023-018 by NVR, Inc.

Location: Approximately 14.2 acres located on the north side of Ridge Road east of Odell School Road and west of Morehead Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

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

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

Public Hearing Held: February 19, 2024 - Item #37

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_018_PostHSA](#)

[2023_018_SitePlanRev_2024_1_15](#)

[2023_018_consistency](#)

13. Rezoning Petition: 2023-047 by Gustafson Partners Commercial Real Estate

Location: Approximately 2.25 acres located on the north and south side of Northlake Creek Drive, west side of Reames Road, and south side of West W.T. Harris Boulevard. (Council District 4 - Johnson)

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

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

Public Hearing Held: January 16, 2024 - Item #47

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_047_PostHSA](#)

[2023-047_SitePlanRev_2024_2_22](#)

[2023_047_Consistency](#)

14. Rezoning Petition: 2023-111 by Tarun Jetani

Location: Approximately 1.88 acres located along the north side of Henderson Circle, west of Old Statesville Road, and south of Ratcliff Lane. (Council District 2 - Graham)

Current Zoning: MHP (manufactured home park)

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

Public Hearing Held: February 19, 2024 - Item #44

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_111_PostHSA](#)

[2023_111_Consistency](#)

15. Rezoning Petition: 2023-125 by Clay Robinson

Location: Approximately 8.035 acres located along the west side of Statesville Avenue and the south side of Tipton Drive. (Council District 1 - Anderson)

Current Zoning: ML-1 (manufacturing and logistics-1) and N2-B (neighborhood 2-B)

Proposed Zoning: IMU (innovation mixed-use)

Public Hearing Held: February 19, 2024 - Item #45

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_125_PostHSA](#)

[2023_125_consistency](#)

16. Rezoning Petition: 2023-131 by Wenqiang Ye

Location: Approximately 0.764 acres located along the east side of South Boulevard, north of East Woodlawn Road, and west of Connecting Road. (Council District 1 - Anderson)

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

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

Public Hearing Held: February 19, 2024 - Item #46

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_131_PostHSA](#)

[2023-131_CS](#)

17. Rezoning Petition: 2023-134 by Park South Townhome Community, LLC

Location: Approximately 0.997 acres located along the west side of Park South Drive, east of Parkstone Drive, and north of Archdale Drive. (Council District 6 - Bokhari)

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

Proposed Zoning: N1-F(CD) (neighborhood 1-F, conditional)

Public Hearing Held: January 16, 2024 - Item #59

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_134_PostHSA](#)

[2023_134_RevSitePlan_2024_01_18](#)

[2023_134_consistency](#)

18. Rezoning Petition: 2023-138 by Sankofa Partners LLC

Location: Approximately 0.28 acres located along the north side of Rozzelles Ferry Road and the southwest side of West Trade Street, west of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

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

Public Hearing Held: February 19, 2024 - Item #47

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_138_PostHSA](#)

[2023_138_CS](#)

19. Rezoning Petition: 2023-142 by Abacus Capital

Location: Approximately 3.7 acres located along the south side of Tuckaseegee Road, north of Jay Street, and east of Thrift Road. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics)

Proposed Zoning: IMU (innovation mixed-use)

Public Hearing Held: February 19, 2024 - Item #48

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_142_PostHSA](#)

[2023_142_Consistency](#)

20. Rezoning Petition: 2023-143 by Abacus Capital

Location: Approximately 6.6 acres located on the northwest side of Toomey Avenue, north of West Tremont Avenue, and east of Interstate 77. (Council District 3 - Brown)

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

Proposed Zoning: IMU (innovation mixed use)

Public Hearing Held: February 19, 2024 - Item #49

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_143_PostHSA](#)

[2023_143_CS](#)

21. Rezoning Petition: 2023-146 by TMP Properties, LLC

Location: Approximately 1.2 acres located on the north side of Tuckaseegee Road, west of Gesco Street, and south of State Street. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Public Hearing Held: February 19, 2024 - Item #50

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_146_PostHSA](#)

[2023_146_Consistency](#)

22. Rezoning Petition: 2023-147 by Hendrick Automotive Group

Location: Approximately 17.31 acres located along the east side of Twin Lakes Parkway and north side of Interstate 485, south of Sam Roper Drive. (ETJ - BOCC: 1-Powell; Closet CC 4-Johnson)

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

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Public Hearing Held: February 19, 2024 - Item #51

Staff Resource: [Michael Russell](#)

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

[2023_147_PostHSA](#)

[2023-147_RevSitePlan_2024_02_23](#)

[2023_147_Consistency](#)

23. Rezoning Petition: 2023-148 by The RMR Group LLC

Location: Approximately 0.52 acres located on the south side of Peterson Drive, west of Heriot Avenue, and north of Yancey Road. (Council District 3 - Brown)

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

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

Public Hearing Held: February 19, 2024 - Item #52

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_148_PostHSA](#)

[2023_148_Consistency](#)

24. Rezoning Petition: 2023-149 by Dickerson Reality Florida, Inc.

Location: Approximately 0.2 acres located on the south side of West Carson Boulevard and west of South Graham Street, north of West Palmer Street. (Council District 3 - Brown)

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

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

Public Hearing Held: February 19, 2024 - Item #53

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_149_PostHSA](#)

[2023_149_Consistency](#)

25. Rezoning Petition: 2023-153 by Sterling Development, LLC

Location: Approximately 1.9 acres located on the west side of Taggart Creek Road, south of Boyer Street, and east of Billy Graham Parkway. (Council District 3 - Brown)

Current Zoning: ML-2(ANDO) (manufacturing and logistics-2, airport noise district overlay)

Proposed Zoning: ML-1(ANDO) (manufacturing and logistics-1, airport noise district overlay)

Public Hearing Held: February 19, 2024 - Item #54

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_153_PostHSA](#)

[2023_153_CS](#)

26. Rezoning Petition: 2023-158 by Kinsale Properties

Location: Approximately 0.99 acres located at the southwest intersection of Tuckaseegee Road and Jay Street, east of Thrift Road. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Public Hearing Held: February 19, 2024 - Item #56

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_158_PostHSA](#)

[2023_158_Consistency](#)

27. Rezoning Petition: 2023-159 by Pulte Home Company, LLC

Location: Approximately 28.4 acres located on the west side of Beatty Drive and east side of Brick Yard Road Extension, south of Wilkinson Boulevard. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: MHP (manufactured home park)

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

Public Hearing Held: February 19, 2024 - Item #57

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to the environment.

[2023 159 PostHSA](#)

[2023 159 Consistency](#)

28. Rezoning Petition: 2023-161 by Childress Klein Properties

Location: Approximately 9.82 acres located on the east side of Beam Road, south of Pine Oaks Drive, and north of Cross Beam Drive. (Council District 3 - Brown)

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay), N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: ML-1 ANDO (manufacturing and logistics-1, airport noise disclosure overlay)

Public Hearing Held: February 19, 2024 - Item #58

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023 161 PostHSA](#)

[2023 161 Consistency](#)

29. Rezoning Petition: 2023-162 by Northwood Ravin

Location: Approximately 36 acres located on the west side of Providence Road, north of Fairview Road, and west of Columbine Circle. (Council District 6 - Bokhari)

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

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

Public Hearing Held: February 19, 2024 - Item #38

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to environment.

[2023_162_PostHSA](#)

[2023-162_SitePlan_Rev_2024_2_23](#)

[2023_162_Consistency](#)

30. Rezoning Petition: 2023-178 by Crosland SE Communities

Location: Approximately 2.96 acres located south of Arrowood Road, east of Microsoft Way, and north of Hanson Road. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: RC(CD)EX (research campus, conditional, exception district)

Public Hearing Held: February 19, 2024 - Item #43

Staff Resource: [Joe Mangum](#)

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

[2023_178_PostHSA](#)

[2023_178_SitePlanRev_2024_2_21](#)

[2023_178_Consistency](#)