

City of Charlotte

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



Zoning Agenda

Thursday, November 7, 2024

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Shana Neeley, Vice Chairperson

Theresa McDonald

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session

Zoning Item

1. Rezoning Petition: 2024-051 by The Site Group, PLLC

Update: Petitioner is requesting deferral to December 3, 2024

Location: Approximately 3.44 acres located on the west side of Westpark Drive, east of Interstate 77, and south of Tyvola Road. (Council District 3 - Brown)

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

Proposed Zoning: IMU (CD) (innovation mixed-use, conditional)

2. Rezoning Petition: 2023-023 by Horizon Development Properties, Inc.

Location: Approximately 8.55 acres located on the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. (Council District 6 - Bokhari)

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

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

Public Hearing Held: April 15, 2024 - Item #31

Staff Resource: [Maxx Oliver](#)

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

[2023 023 PostHSA](#)

[2023-023 SitePlanRev 24 10 24](#)

[2023 023 Consistency](#)

3. Rezoning Petition: 2023-038 by Levine Properties

Location: Approximately 84.16 acres located on the north and south side of Sardis Lane, and east side of Providence Road. (Council District 6 - Bokhari)

Current Zoning: N1-A (neighborhood 1-A), N2-B (neighborhood 2-B), B-1SCD (business shopping center), B-1(CD) (neighborhood business, conditional), and R-20MF (multi-family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional) and MUDD-O with 5-year vested rights (mixed use development district - optional)

Public Hearing Held: April 15, 2024 - Item #32

Staff Resource: [Maxx Oliver](#)

[2023 038 PostHSA](#)

[2023-038 SitePlanRev 24 9 20](#)

[2023 038 Consistency](#)

4. Rezoning Petition: 2023-039 by Northwood Ravin

Location: Approximately 20.12 acres bound by the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. (Council District 6 - Bokhari)

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

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

Public Hearing Held: April 15, 2024 - Item #33

Staff Resource: [Maxx Oliver](#)

[2023_039_PostHSA](#)

[2023_039_RevSitePlan_2024_10_30](#)

[2023_023_Consistency](#)

5. Rezoning Petition: 2024-049 by Shreeji Hospitality of University, LLC

Location: Approximately 3.96 acres located at the northeast intersection of North Tryon Street and Hampton Church Road, south of East McCullough Drive. (Council District 4 - Johnson)

Current Zoning: TOD-TR (transit-oriented development-transition) and N1-C (neighborhood 1-C)

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

Public Hearing Held: October 21, 2024 - Item #27

Staff Resource: [Michael Russell](#)

[2024_049_PHSa_DONE](#)

[2024_049_Consistency](#)

6. Rezoning Petition: 2024-059 by Veer Homes, LLC

Location: Approximately 2.67 acres located at the southeast intersection of Sardis Road and Timber Lane, east of Providence Road. (Council District 6 - Bokhari)

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

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Public Hearing Held: September 16, 2024 - Item #18

Staff Resource: [Maxx Oliver](#)

[2024_059_PostHSA_Nov](#)

[2024-059_SitePlanRev_24_10_24](#)

[2024_059_Consistency_Nov](#)

7. Rezoning Petition: 2024-075 by Arbo, LLC

Location: Approximately 1.4 acres located along the north side of Pineville-Matthews Road and the west side of Arboretum Drive. (Council District 7 - Driggs)

Current Zoning: O-15(CD) (office, conditional)

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

Public Hearing Held: October 21, 2024 - Item #28

Staff Resource: [Emma Knauerhase](#)

[2024_075_Post_HSA_DONE](#)

[RZP_2024-075_Conditions_Rev3](#)

[2024_075_CS](#)

8. Rezoning Petition: 2024-077 by The Drox Group, LLC

Location: Approximately 15.81 acres located at along the east side of Sandy Porter Road, south of Brown Grier Road, and west of Whitehall Park Drive. (Council District 3 - Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: N2-A(CD) ANDO (neighborhood 2-A, conditional, airport noise disclosure overlay)

Public Hearing Held: October 21, 2024 - Item #29

Staff Resource: [Joe Mangum](#)

[2024_077_PostHSA](#)

[2024_077_SitePlanRev_2024_10_24](#)

[2024_077_Consistency](#)

9. Rezoning Petition: 2024-080 by Diallo Mamdou Korka

Location: Approximately 1.658 acres located along the east side of North Graham Street and the north side of Oneida Road. (Council District 1 - Anderson)

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

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

Public Hearing Held: October 21, 2024 - Item #30

Staff Resource: [Emma Knauerhase](#)

[2024_080_Post_HSA_DONE](#)

[2024_080_CS](#)

10. Rezoning Petition: 2024-081 by Caldwell Development, LLC

Location: Approximately 0.461 acres located along the northeast side of Castleton Road, southwest of Craig Avenue, and northwest of North Sharon Amity Road. (Council District 5 - Molina)

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

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

Public Hearing Held: October 21, 2024 - Item #31

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

[2024_081_PostSA](#)

[2024_081_Consistency](#)

11. Rezoning Petition: 2024-082 by City of Charlotte

Location: Approximately 7.05 acres located along the northwest side of South Tryon Street, east of West Tyvola Road, and south of Billy Graham Parkway. (Council District 3 -Brown)

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

Proposed Zoning: CG(CD) (general commercial, conditional)

Public Hearing Held: October 21, 2024 - Item #25

Staff Resource: [Joe Mangum](#)

[2024_082_PostHSA](#)

[2024_082_SitePlanRev_2024_10_24](#)

[2024_082_Consistency](#)

12. Rezoning Petition: 2024-083 by City of Charlotte

Location: Approximately 0.324 acres located along the north side of Parkwood Avenue and the east side of Pegram Street and approximately 0.197 acres located along the west side of Pegram Street, south of Parkwood Avenue. (Council District 1 - Anderson)

Current Zoning: UR-3(CD) (urban residential, conditional) and CG (general commercial)

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

Public Hearing Held: October 21, 2024 - Item #26

Staff Resource: [Holly Cramer](#)

[2024_083_PostHSA](#)

[2024_083_consistency](#)

13. Rezoning Petition: 2024-085 by AAAA Holdings, LLC

Location: Approximately 2.85 acres located along the east side of Westpark Drive, north of Griffith Road, and south of Tyvola Road. (Council District 3 - Brown)

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

Proposed Zoning: CG (general commercial)

Public Hearing Held: October 21, 2024 - Item #32

Staff Resource: [Emma Knauerhase](#)

[2024_085_Post_HSA_DONE](#)

[2024_085_Consistency](#)

14. Rezoning Petition: 2024-086 by Peak Sports Holdings, Inc.

Location: Approximately 4.9 acres located along the south side of South Clarkson Street and the west side of West Summit Avenue, southeast of I-77. (Council District 3 - Brown)

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

Proposed Zoning: RAC(CD) (regional activity center, conditional)

Public Hearing Held: October 21, 2024 - Item #33

Staff Resource: [Joe Mangum](#)

[2024_086_PostHSA](#)

[2024_086_SitePlanRev_2024_10_24](#)

[2024_086_Consistency](#)

15. Rezoning Petition: 2024-092 by Lucern Capital Partners

Location: Approximately 3.07 acres located along the north side of West W.T. Harris Boulevard, and the east side of Research Drive, west of I-85. (Council District 4 - Johnson)

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

Proposed Zoning: CAC-1(EX) (community activity center-1, exception)

Public Hearing Held: October 21, 2024 - Item #34

Staff Resource: [Michael Russell](#)

[2024_092_PostHSA](#)

[2024_092_RevSitePlan_2024_10_25](#)

[2024_092_Consistency](#)