

# City of Charlotte

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



## **Zoning Agenda**

**Tuesday, October 5, 2021**

**Charlotte-Mecklenburg Government Center - Virtual  
Meeting**

### **Zoning Committee Work Session**

***Keba Samuel - Chairperson***

***Andrew Blumenthal***

***Astrid Chirinos***

***John Ham***

***Courtney Rhodes***

***Sam Spencer***

***Douglas Welton***

Zoning Committee Work Session

Zoning Items

## 1. Rezoning Petition: 2020-144 by Hopper Communities

**Location:** Approximately 1.285 acres located along E. 16th Street and Louise Avenue in the Belmont neighborhood. (Council District 1 - Egleston)

**Current Zoning:** I-1, R-5, and R-17MF (light industrial, residential, multi-family residential)

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

**Public Hearing Held:** September 20, 2021 - Item #27

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_144\\_PostHSA\\_DONE](#)

[2020\\_144\\_RevSitePlan\\_2021\\_09\\_23](#)

[2020\\_144\\_Consistency\\_DONE](#)

## 2. Rezoning Petition: 2021-044 by Tribek Properties

**Location:** Approximately 2.07 acres bound by the east side of South Kings Drive, north side of East 3rd Street, and south side of 3rd-4th Connector Street. (Council District 1 - Egleston)

**Current Zoning:** B-2 (General Business), MUDD (CD) (mixed-use development, conditional)

**Proposed Zoning:** MUDD-O (mixed-use development, optional) with 5-year vested rights

**Public Hearing Held:** July 19, 2021 - Item #36

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_044\\_PostHSA\\_DONE](#)

[2021\\_044\\_RevSitePlan\\_2021\\_09\\_23](#)

[2021\\_044\\_Consistency\\_DONE](#)

### 3. Rezoning Petition: 2021-061 by Sunny Investments, LLC

**Location:** Approximately 3.05 acres located on the east side of Prosperity Church Road, south of Interstate 485, and west of Mallard Creek Road. (Council District 4 - Johnson)

**Current Zoning:** R-3 (single-family residential)

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

**Public Hearing Held:** September 20, 2021 - Item #28

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 061 PostHSA DONE](#)

[2021 061 RevSitePlan 2021 092 23](#)

[2021 061 Consistency DONE](#)

### 4. Rezoning Petition: 2021-070 by City of Charlotte - Aviation

**Location:** Approximately 44.61 acres located north of McAlpine Drive, east of Joy Lane, and west of Beam Road. (Council District 3 - Watlington)

**Current Zoning:** R-3 AIR (single-family residential, airport noise overlay)

**Proposed Zoning:** I-2 AIR (general industrial, airport noise overlay)

**Public Hearing Held:** September 20, 2021 - Item #29

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 070 PostHSA DONE](#)

[2021 070 consistency DONE](#)

### 5. Rezoning Petition: 2021-072 by NRP Properties, LLC

**Location:** Approximately 2.92 acres located at the northwest intersection of South Tryon Street and Trade Park Court, east of Interstate 77. (Council District 3 - Watlington)

**Current Zoning:** I-1 (light industrial)

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

**Public Hearing Held:** September 20, 2021 - Item #30

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 072 Post HSA DONE](#)

[2021 072 Consistency DONE](#)

## 6. Rezoning Petition: 2021-073 by Period Design Concepts, LLC

**Location:** Approximately 0.5 acre located south of Rozzelles Ferry Road, north of State Street, and west of W. Trade Street. (Council District 2 - Graham)

**Current Zoning:** B-1 PED (neighborhood business, pedestrian overlay)

**Proposed Zoning:** TOD-CC PED (transit-oriented development - community center, pedestrian overlay)

**Public Hearing Held:** September 20, 2021 - Item #31

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_073 PostHSA DONE](#)

[2021\\_073 consistency DONE](#)

## 7. Rezoning Petition: 2021-074 by Ardent Acquisitions, LLC

**Location:** Approximately 10.58 acres located on the west side of South Boulevard, east of Old Pineville Road, and south of Archdale Drive. (Council District 3 - Watlington)

**Current Zoning:** B-2 (general business)

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

**Public Hearing Held:** September 20, 2021 - Item #32

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_074 PostHSA DONE](#)

[2021\\_074 Consistency DONE](#)

## 8. Rezoning Petition: 2021-076 by White Point Partners

**Location:** Approximately 5.74 acres located at the southeastern intersection of South Tryon Street and East Peterson Drive, and the south side of East Peterson Drive, north of Yancey Road. (Council District 3 - Watlington)

**Current Zoning:** I-2 (TS-O) (general industrial, transit supportive optional), O-2 (office), and R-8 (single-family residential)

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

**Public Hearing Held:** September 20, 2021 - Item #33

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_076 Post HSA DONE](#)

[2021\\_076 Consistency DONE](#)

## 9. Rezoning Petition: 2021-077 by Lucern Capital Partners

**Location:** Approximately 3.07 acres located at the northeastern intersection of Research Drive and West W.T. Harris Boulevard, west of Interstate 85. (Council District 4 - Johnson)

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

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

**Public Hearing Held:** September 20, 2021 - Item #34

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_077\\_PostHSA\\_DONE](#)

[2021\\_077\\_RevSitePlan\\_2021\\_09\\_23](#)

[2021\\_077\\_Consistency\\_DONE](#)

## 10. Rezoning Petition: 2021-078 by M/I Homes of Charlotte, LLC

**Location:** Approximately 14.62 acres located on the south side of Ridge Road, west of Mallard Creek Road, and north of Interstate 485. (Council District 4 - Johnson)

**Current Zoning:** R-3 (single-family residential)

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

**Public Hearing Held:** September 20, 2021 - Item #35

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_078\\_PostHSA\\_DONE](#)

[2021\\_078\\_RevSitePlan\\_2021\\_09\\_23](#)

[2021\\_078\\_Consistency\\_DONE](#)

## 11. Rezoning Petition: 2021-080 by Apollo Holding Company, LLC

**Location:** Approximately 1.66 acres located on the eastern corner of the intersection of W. Tyvola Road and Potomac River Parkway and western corner of the intersection of W. Tyvola Road and Speer Boulevard. (Council District 3 - Watlington)

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

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

**Public Hearing Held:** September 20, 2021 - Item #36

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 080 PostHSA DONE](#)

[2021 080 RevSitePlan 09 23 2021](#)

[2021 080 Consistency DONE](#)

## 12. Rezoning Petition: 2021-081 by Taylor Morrison, Inc.

**Location:** Approximately 15.98 acres located in the southeast and southwest quadrants of the West Mallard Creek Church Road and Senator Royall Drive intersection, west of Interstate 85. (Council District 4 - Johnson)

**Current Zoning:** RE-3 (O) (research, optional)

**Proposed Zoning:** NS (neighborhood services)

**Public Hearing Held:** September 20, 2021 - Item #37

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

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

[2021 081 PostHSA DONE](#)

[2021 081 RevSitePlan 2021 09 23](#)

[2021 081 consistency DONE](#)

### 13. Rezoning Petition: 2021-086 by JAG Development Company, LLC

**Location:** Approximately 4.50 acres located on the west side of Carmel Road, east of Johnston Road, and north of Pineville-Matthews Road. (Council District 6 - Bokhari)

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

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

**Public Hearing Held:** September 20, 2021 - Item #38

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 086 PostHSA DONE](#)

[2021 086 siteplan 21 9 23](#)

[2021 086 Consistency DONE](#)

### 14. Rezoning Petition: 2021-137 by the City of Charlotte

**Location:** Approximately 1.73 acres located near the NE intersection of University City Boulevard and N. Tryon Street in the University City community. (Council District 4 - Johnson)

**Current Zoning:** B-2 (general business)

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

**Public Hearing Held:** September 20, 2021 - Item #16540

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 137 PostHSA DONE](#)

[2021 137 Consistency DONE](#)

## 15. Rezoning Petition: 2021-138 by the City of Charlotte

**Location:** Approximately 2.60 acres located on the south side of Providence Road West, northeast of Marvin Road, and west of Johnston Road. (Council District 7 - Driggs)

**Current Zoning:** R-3 (single-family residential)

**Proposed Zoning:** R-22MF (multi-family residential)

**Public Hearing Held:** September 20, 2021 - Item #26

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_138\\_PostHSA\\_DONE](#)

[2021\\_138\\_Consistency\\_DONE](#)

## 16. Rezoning Petition: 2021-182 by BIRDCO, Inc.

**Location:** Approximately .23 acres with frontages along Downs Avenue and Shamrock Drive, east of Newell Avenue. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single-family residential)

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

**Public Hearing Held:** September 20, 2021 - Item #39

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

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

[2021\\_182\\_PostHSA\\_DONE](#)

[2021\\_182\\_SitePlanRev\\_2021\\_09\\_23](#)

[2021\\_182\\_Consistency\\_DONE](#)