

# City of Charlotte

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



## Zoning Agenda

**Monday, October 16, 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 12 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: 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022-014 ZCR](#)

[2023\\_014 FSA](#)

[2023\\_014 RevSitePlan\\_2023\\_08\\_23](#)

**4. Rezoning Petition: 2022-005 by Tribek Properties, Inc.**

**Location:** Approximately 2.97 acres located on the west side of West W.T. Harris Boulevard, south of Mt. Holly-Huntersville Road, and north of Interstate 485. (Council District 4 - Johnson)

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

**Proposed Zoning:** NS SPA (neighborhood services, 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.

[2022\\_005 ZCR](#)

[2022\\_005 FSA](#)

[2022\\_005 RevSitePlan\\_2023\\_08\\_14](#)

## 5. Rezoning Petition: 2022-066 by Wood Partners

**Location:** Approximately 13.50 acres located at the northeast intersection of Albemarle Road and Novant Health Parkway, west of Cresswind Boulevard. (ETJ - BOCC: 4-Jerell; Closest CC 5-Molina)

**Current Zoning:** NS (neighborhood services), B-1(CD) (neighborhood business, conditional), and R-3 (single family residential)

**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.

[2022\\_066\\_ZCR](#)

[2022\\_066\\_FSA](#)

[2022\\_066\\_RevSitePlan\\_2023\\_09\\_21](#)

## 6. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_218\\_ZCR](#)

[2022\\_218\\_FSA](#)

[2022\\_218\\_RevSitePlan\\_2023\\_10\\_05](#)

## 7. Rezoning Petition: 2023-024 by Childress Klein Properties

**Location:** Approximately 83.65 acres located along the north side of Ridge Road, south of Mallard Creek Road, and east of Interstate 485. (Council District 4- Johnson)

**Current Zoning:** N1-A (neighborhood 1-A), CC (commercial center), INST (institutional), I-1(CD) (light industrial, conditional)

**Proposed Zoning:** I-1(CD) (light Industrial, conditional), MX-1 (mixed use) with 5-year vested rights

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023 024 ZCR](#)

[2023 024 FSA](#)

[2023 024 RevSitePlan 2023 08 14](#)

## 8. Rezoning Petition: 2023-031 by Crescent Communities, LLC

**Location:** Approximately 2.766 acres located on the west side of S Tryon Street, north side of Carson Boulevard, and east side of Winnifred Street. (Council District 2 - Graham)

**Current Zoning:** UC (urban core)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

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

[2023 031 ZCR](#)

[2023 031 FSA](#)

[2023-031 SitePlanRev 2023 10 11](#)

## 9. Rezoning Petition: 2023-035 by Alliance Industrial Partners, LLC

**Location:** Approximately 10.34 acres located north of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive. (Council District 3 - Watlington)

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

**Proposed Zoning:** I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_035\\_ZCR](#)

[2023\\_035\\_FSA](#)

[2023\\_035\\_SitePlanRev\\_2023\\_10\\_9](#)

## 10. Rezoning Petition: 2023-044 by Morris Holdings II, LLC

**Location:** Approximately 63.22 acres located on the north and south side of Morris Estate Drive, east of North Graham Street, and west of IBM Drive. (Council District 2 - Graham)

**Current Zoning:** RE-3 (research)

**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.

[2023\\_044\\_ZCR](#)

[2023\\_044\\_FSA](#)

[2023\\_044\\_SitePlanRev\\_2023\\_9\\_22](#)

## 11. Rezoning Petition: 2023-051 by Portman Holdings

**Location:** Approximately 1.1 acres located on the east side of South Tryon Street, south of West Tremont Avenue, and north of Rampart Street. (Council District 3 - Watlington)

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

**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.

[2023 051 ZCR](#)

[2023 051 FSA](#)

## 12. Rezoning Petition: 2023-099 by Beacon Partners; ABMAR GK Twin Lakes, LLC; ES 10000 Twin Lakes, LLC; and TKC XIX LLC

**Location:** Approximately 64 acres located on the south side of Vance Davis Drive, east of Twin Lakes Parkway, and 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.

[2023 099 ZCR](#)

[2023 099 FSA](#)

**DECISIONS****13. Rezoning Petition: 2022-134 by Muhsin Muhammad II**

***Update: Petitioner is requesting deferral to November 20, 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)

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

***Update: Petitioner is requesting deferral to November 20, 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)

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

***Update: Petitioner is requesting deferral to November 20, 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)

**16. Rezoning Petition: 2022-161 by Pulte Group**

***Update: Petitioner is requesting deferral to November 20, 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)



## 17. Rezoning Petition: 2023-106 by Charlotte Planning, Design, & Development - Text Amendment

This text amendment will allow multi-family attached, multi-family stacked, and multi-dwelling development in the general commercial (CG) and regional commercial (CR) zoning districts when located in a Centers Place Type.

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_106\\_ZCR\\_10\\_3\\_23](#)

[2023\\_106\\_FSA](#)

[2023-106 Text Amendment Revised 10.05.23](#)

## 18. 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.

[2021\\_256\\_ZCR](#)

[2021\\_256\\_FSA\\_DONE](#)

[2021\\_256\\_RevSitePlan\\_2023\\_08\\_09](#)

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

**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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_048\\_ZCR](#)

[2022\\_048\\_FSA](#)

[2022\\_048\\_RevSitePlan\\_2023\\_07\\_10](#)

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

**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:** B-1 (neighborhood business) and R-4 (single family residential)

**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 upon resolution of the outstanding issue pertaining to environment.

[2022\\_109\\_ZCR\\_DONE](#)

[2022\\_109\\_FSA](#)

[2022\\_109\\_RevSitePlan\\_2023\\_09\\_21](#)

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

**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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2022\\_147\\_ZCR](#)

[2022\\_147\\_FSA](#)

[2022\\_147\\_siteplanRev\\_10\\_11\\_23](#)

## 22. 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.

[2022\\_160\\_ZCR\\_August\\_rev](#)

[2022\\_160\\_FSA](#)

[2022\\_160\\_SitePlanRev\\_2023\\_8\\_8](#)

## 23. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023 013 ZCR October](#)

[2023 013 FSA DONE](#)

[2023 013 SitePlanRev 2023 9 21](#)

## 24. Rezoning Petition: 2023-088 by On Cleveland, LLC

**Location:** Approximately 0.517 acres located at the southeast intersection of Cleveland Avenue and East Worthington Avenue, south of East Boulevard. (Council District 1 - Anderson)

**Current Zoning:** NS HDO (neighborhood services, historic district overlay)

**Proposed Zoning:** NC(EX) HDO (neighborhood center, exception, historic district overlay)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023 088 ZCR](#)

[2023 088 FSA](#)

[2023 088 RevSitePlan 2023 09 21](#)

## 24b. 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.

[2022 204 ZCR](#)

[2022 204 FSA](#)

[2022 204 RevSitePlan 2023 07 20](#)

**HEARINGS****25. Rezoning Petition: 2021-277 by Buildom LLC**

***Update: Petitioner is requesting deferral to November 20, 2023***

**Location:** Approximately 0.40 acres located on the east side of Providence Road, north side of Phil Aull Place, south of South Colonial Avenue. (Council District 1 - Anderson)

**Current Zoning:** OFC (office flex campus)

**Proposed Zoning:** NC (neighborhood center)

**26. Rezoning Petition: 2023-033 by CRD Elizabeth LLC**

***Update: Petitioner is requesting deferral to November 20, 2023***

**Location:** Approximately 1.63 acres located along the northeast side of East 7th Street, south of Lamar Avenue, and north of Clement Avenue. (Council District 1 - Anderson)

**Current Zoning:** CG (general commercial)

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

**27. Rezoning Petition: 2023-064 by Southend Walk, LLC**

***Update: Petitioner is requesting deferral to November 20, 2023***

**Location:** Approximately 5.42 acres located on the west side of South Tryon Street and south side of Orchard Circle, east of Interstate 77. (Council District 3 - Watlington)

**Current Zoning:** N1-D (neighborhood 1-D), CG (general commercial), and I-1(CD) (light industrial, conditional)

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

**28. Rezoning Petition: 2023-037 by Shinnville Ridge Partners LLC/Courtney Sloan**

***Update: Petitioner is requesting deferral to November 20, 2023***

**Location:** Approximately 1.21 acres located on the north side of Fairview Road, west of Wintercrest Lane, and east of Park Road. (Council District 6 - Bokhari)

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

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

## 29. Rezoning Petition: 2023-067 by Childress Klein Properties

**Location:** Approximately 2.28 acres located on the east side of Apex Drive and north side of Coltsgate Road, west of Cameron Valley Parkway. (Council District 6 - Bokhari)

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

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

**Staff Recommendation:**

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

[2023\\_067\\_PHSА\\_DONE](#)

[2023\\_067\\_RevSitePlan\\_2023\\_09\\_11](#)

## 30. Rezoning Petition: 2023-032 by The Keith Corporation

**Location:** Approximately 2.43 acres bound by the south side of Lamar Avenue, west side of Park Drive, north side of Clement Avenue, and east side of East 5th 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)

**Staff Recommendation:**

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

[2023\\_032\\_PHSА\\_DONE](#)

[2023\\_032\\_RevSitePlan\\_2023\\_08\\_14](#)

## 31. Rezoning Petition: 2023-028 by Childress Klein Properties

**Location:** Approximately 48.21 acres located west of Quay Road, south of Mallard Creek Road, and northeast of Ridge Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

**Current Zoning:** R-22MF(CD) (multi-family residential- up to 22dua, conditional) and C-2 for the City of Concord portion

**Proposed Zoning:** R-22MF(CD) SPA (multi-family residential- up to 22dua, conditional, site plan amendment) and R-22MF(CD) with 5-year vested rights (multi-family residential- up to 22dua, conditional)

**Staff Recommendation:**

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

[2023\\_028\\_PHSА\\_DONE](#)

[2023-028\\_RevSitePlan\\_2023\\_09\\_11](#)

### 32. Rezoning Petition: 2023-043 by Drakeford Communities

**Location:** Approximately 7.01 acres located south of Alleghany Street, west of Ashley Road, and north of Bullard Street. (Council District 3 - Watlington)

**Current Zoning:** UR-2(CD) (urban residential, conditional) and N2-B (neighborhood 2 - B)

**Proposed Zoning:** UR-2(CD) (urban residential, conditional) and UR-2(CD) SPA (urban residential, conditional, site plan amendment)

**Staff Recommendation:**

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

[2023\\_043\\_PHSAs\\_DONE](#)

[2023\\_043\\_SitePlanRev\\_2023\\_9\\_11](#)

### 33. Rezoning Petition: 2023-045 by Grubb Properties

**Location:** Approximately 10.6 acres bound by the south side of Abbey Place, east side of Park Road, west side of Hedgemore Drive, and north side of Mockingbird Lane. (Council District 6 - Bokhari)

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

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

**Staff Recommendation:**

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

[2023\\_045\\_PHSAs\\_DONE](#)

[2023\\_045\\_RevSitePlan\\_2023\\_08\\_14](#)

### 34. Rezoning Petition: 2023-052 by Providence Group Capital

**Location:** Approximately 0.447 acres located on the east side of West Summit Avenue, north of South Mint Street, and west of Winona Street. (Council District 3 - Watlington)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_052\\_PHSAs\\_DONE](#)



### 35. Rezoning Petition: 2023-054 by Smith Chelsi Bjorklund Hendric

**Location:** Approximately 0.79 acres located at the southwest intersection of Sardis Road North and Nolley Court, west of Monroe Road. (Council District 6 - Bokhari)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_054\\_PHSА\\_DONE](#)

### 36. Rezoning Petition: 2023-059 by Queen City Airstream, LLC

**Location:** Approximately 6.85 acres located on the northeast side of West W.T. Harris Boulevard and south side of Hendry Road, north of Lakeview Road. (Council District 4 - Johnson)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_059\\_PHSА\\_DONE](#)

### 37. Rezoning Petition: 2023-061 by Couchell/Tsahakis Properties, LLC

**Location:** Approximately 35.03 acres located on the north and south side of East Arrowhead Drive, east side of North Tryon Street, and south side of Heathway Drive. (Council District 4 - Johnson)

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

**Proposed Zoning:** TOD-CC (transit oriented development - community center), TOD-NC (transit oriented development - neighborhood center), and TOD-UC (transit oriented development - urban center)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_061\\_PHSА\\_DONE](#)

[2023\\_061\\_Zoning\\_Boundary\\_Map](#)

### **38. Rezoning Petition: 2023-063 by BMPI-EM801 LLC**

**Location:** Approximately 0.998 acres located at the southeast intersection of East Morehead Street and Royal Court, west of Interstate 277, and north of South McDowell Street. (Council District 1 - Anderson)

**Current Zoning:** NC (neighborhood center)

**Proposed Zoning:** UE (uptown edge)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_063\\_PHSА\\_DONE](#)

### **39. Rezoning Petition: 2023-065 by ATC Properties & Management, LLC**

**Location:** Approximately 3.89 acres located at the southeast intersection of Statesville Avenue and Sylvania Avenue, west of North Graham Street. (Council District 1 - Anderson)

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

**Proposed Zoning:** CAC-2 (community activity center - 2)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_065\\_PHSА\\_DONE](#)