

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, October 21, 2024**

**Council Chamber**

### **City Council Zoning Meeting**

*Mayor Vi Lyles  
Mayor Pro Tem Danté Anderson  
Council Member Dimple Ajmera  
Council Member Tariq Scott Bokhari  
Council Member Tiawana Brown  
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*

**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**

**Deferral / Withdrawals**

## Consent

### 2. Consent agenda items 3 through 14 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:
- Had no public opposition at their public hearing
  - Received an approval recommendation from the Zoning Committee
  - Have no changes after Zoning Committee
  - Staff recommends approval

### 3. Rezoning Petition: 2023-070 by Ahmad Developers, LLC

**Location:** Approximately 0.38 acres located on the east side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_070\\_ZCR](#)

[2023-070\\_FSA](#)

[2023\\_070\\_RevSitePlan\\_2024\\_09\\_05](#)

### 4. Rezoning Petition: 2024-006 by Oak Hill Management

**Location:** Approximately 8.83 acres located on the east and west side of Executive Center Drive, south of Albemarle Road, and west of Farm Pond Lane. (Council District 5 - Molina)

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

**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.

[2024\\_006\\_ZCR](#)

[2024\\_006\\_FSA](#)

## 5. Rezoning Petition: 2024-034 by Jackson Kastle, LLC

**Location:** Approximately 0.37 acres located on the north and south side of Bearwood Avenue and east side of East Sugar Creek Road, west of Eastway Drive. (Council District 1 - Anderson)

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

**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.

[2024\\_034\\_ZCR](#)

[2024\\_034\\_FSA](#)

## 6. Rezoning Petition: 2024-037 by Church-Overlook LLC

**Location:** Approximately 1.53 acres located on the north and south side of 28th Street and the east side of North Church Street, west of North Tryon Street. (Council District 1 - Anderson)

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

**Proposed Zoning:** NC(CD) (neighborhood center, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_037\\_ZCR](#)

[2024\\_037\\_FSA](#)

[2024\\_037\\_RevSitePlan\\_2024\\_10\\_01](#)

## 7. Rezoning Petition: 2024-045 by Drakeford Communities

**Location:** Approximately 3.726 acres located along the south side of The Plaza, east of Aintree Road, and west of Lakedell Drive. (Council District 1 - Anderson)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_045\\_ZCR](#)

[2024\\_045\\_FSA](#)

[2024\\_045\\_RevSitePlan\\_2024\\_10\\_01](#)

## 8. Rezoning Petition: 2024-057 by Savalex Homes, LLC

**Location:** Approximately 6.035 acres located on the east side of Susanna Drive, north of Hart Road, and south of Rozzelles Landing Drive. (Council District 2 - Graham)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_057\\_ZCR](#)

[2024-057\\_FSA](#)

## 9. Rezoning Petition: 2024-063 by Alchemy Development, LLC

**Location:** Approximately 1.33 acres along the north side of State Street, east of South Turner Avenue, and west of Beatties Ford Road. (Council District 2 - Graham)

**Current Zoning:** N1-D (neighborhood 1-D), N2-B (neighborhood 2-B), and B-1(CD) (neighborhood business, conditional)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_063\\_ZCR](#)

[2024\\_063\\_FSA](#)

[2024-063\\_SitePlanRev\\_24\\_9\\_19](#)

## 10. Rezoning Petition: 2024-066 by Carmel Park Partners, LLC

**Location:** Approximately 1.98 acres along the west side of Carmel Road, north of Carmel Commons Boulevard, and south of Pineville-Matthews Road. (Council District 7 - Driggs)

**Current Zoning:** B-1SCD (shopping center district, conditional)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_066\\_ZCR](#)

[2024\\_066\\_FSA](#)

[2024-066\\_SitePlanRev\\_24\\_9\\_19](#)

## 11. Rezoning Petition: 2024-068 by Culp Road Materials, LLC

**Location:** Approximately 14.1 acres located on the south side of I-85 Service Road, west of Sam Wilson Road and north of Wilkinson Boulevard. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

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

**Proposed Zoning:** ML-2(CD) (manufacturing and logistics 2, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024 068 ZCR](#)

[2024 068 FSA](#)

[2024 068 SitePlanRev 2024 9 19](#)

## 12. Rezoning Petition: 2024-070 by Summit Avenue West Boulevard, LLC

**Location:** Approximately 4.96 acres along the south side of Mount Holly Road, east of Atkinson Drive, and west of Freedom Drive. (Council District 3 - Brown)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024 070 ZCR](#)

[2024 070 FSA](#)

### 13. Rezoning Petition: 2024-071 by The Drakeford Company

**Location:** Approximately 10.25 acres located along the east side of Shorthorn Street and the west side of East W.T. Harris Boulevard, north of District Drive. (Council District 4 - Johnson)

**Current Zoning:** R-12MF(CD) (multi-family residential, conditional) and NS (neighborhood services)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024-071\\_ZCR](#)

[2024\\_071\\_FSA](#)

[2024\\_071\\_RevSitePlan\\_2024\\_08\\_14](#)

### 14. Rezoning Petition: 2024-074 by Merancas Holdings, LLC

**Location:** Approximately 1.3 acres located along the northeast side of Marvin Road and the west side of Ballancroft Place, east of Dixie Hills Drive. (Council District 7 - Driggs)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_074\\_ZCR](#)

[2024\\_074\\_FSA](#)

**Decisions****15. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC**

***Update: Petitioner is requesting deferral to November 18, 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)

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

***Update: Petitioner is requesting deferral to November 18, 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)

**17. Rezoning Petition: 2023-165 by Central Avenue Multifamily LLC**

**Location:** Approximately 2.839 acres bound by the south side of Central Avenue, west side of Piedmont Street, north side of Sunnyside Avenue, and east side of the Independence/I-277 Ramp. (Council District 1 - Anderson)

**Current Zoning:** N1-D (neighborhood 1-D), NC (neighborhood center), O-6(CD) (office, conditional)

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

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

**Staff Recommendation:** Staff recommends APPROVAL of this petition.

[2023\\_165\\_ZCR](#)

[2023\\_165\\_FSA](#)

[2023\\_165\\_RevSitePlan\\_2024\\_09\\_17](#)

## 18. Rezoning Petition: 2024-008 by Bank OZK

**Location:** Approximately 0.776 acres located at the northeast intersection of South Boulevard and Starmount Cove Lane, east of England Street. (Council District 6 - Bokhari)

**Current Zoning:** TOD-TR (transit-oriented development - transition)

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

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

**Staff Recommendation:** Staff does not recommend approval of this petition.

[2024 008 ZCR 24 10 1](#)

[2024 008 FSA](#)

[2024-008 SitePlanRev 24 9 30](#)

## 19. Rezoning Petition: 2024-046 by Lennar Carolinas, LLC

**Location:** Approximately 26.17 acres located on the west side of Beatties Ford Road and north side of Kidd Lane, south of Miranda Road. (ETJ - BOCC: 2-Leake; Closest CC 2-Graham and 4-Johnson)

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

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

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

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

[2024 046 ZCR](#)

[2024 046 FSA](#)

[2024-046 SitePlanRev 24 10 16](#)

## 20. Rezoning Petition: 2024-055 by Tiwana Phipps

**Location:** Approximately 2.897 acres located at the northwest intersection of Nations Ford Road and Forest Point Boulevard, east of Interstate 77. (Council District 3 - Brown)

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

**Proposed Zoning:** IMU (innovation mixed-use)

**Zoning Committee Recommendation:** The Zoning Committee voted 4-2 to recommend DENIAL of this petition.

**Staff Recommendation:** Staff recommends APPROVAL of this petition.

[2024 055 ZCR Rev](#)

[2024 055 FSA](#)

## 21. Rezoning Petition: 2024-056 by Vivo Investments LLC

**Location:** Approximately 5.2 acres located on the north side of Yorkmont Road, south of Billy Graham Parkway, west of South Tryon Street, and east of Lochlain Drive. (Council District 3 - Brown)

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

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

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

**Staff Recommendation:** Staff recommends APPROVAL of this petition.

[2024\\_056\\_ZCR](#)

[2024\\_056\\_FSA\\_DONE](#)

[2024\\_056\\_SitePlanRev\\_2024\\_8\\_22](#)

## 22. Rezoning Petition: 2024-060 by DreamKey Partners

**Location:** Approximately 4.36 acres located at the southwest intersection of West Rocky River Road and Old Concord Road, north of Torrence Grove Church Road. (Council District 4 - Johnson)

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

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

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

**Staff Recommendation:** Staff recommends approval of this petition.

[2024\\_060\\_ZCR](#)

[2024\\_060\\_FSA](#)

[2024\\_060\\_RevSitePlan\\_2024\\_10\\_03](#)

## 23. Rezoning Petition: 2024-062 by Otis Crowder

**Location:** Approximately 7.4 acres along the southwest side of Brookshire Boulevard and the southeast side of Fred D Alexander Boulevard. (Council District 2 - Graham)

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

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

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

**Staff Recommendation:** Staff recommends approval of this petition.

[2024\\_062\\_ZCR](#)

[2024\\_062\\_FSA](#)

[2024-062\\_SitePlanRev\\_24\\_10\\_4](#)

## 24. Rezoning Petition: 2024-078 by Tripointe Homes Holdings, Inc.

**Location:** Approximately 0.46 acres along the northwest side of Levy Way, north of Monroe Road, and west of Commonwealth Avenue. (Council District 5 - Molina)

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

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

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

**Staff Recommendation:** Staff recommends APPROVAL of this petition.

[2024\\_078\\_ZCR](#)

[2024\\_078\\_FSA](#)

[2024\\_078\\_SPA\\_Conditions\\_Tripointe\\_Levy\\_Way](#)

## Hearings

### 25. 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)

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

[2024\\_082\\_PHSAs](#)

[2024\\_082\\_SitePlanRev\\_2024\\_9\\_16](#)

### 26. 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)

**Staff Recommendation:** Staff recommends approval of this petition.

[2024\\_083\\_PHSAs](#)

### 27. 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)

**Staff Recommendation:** Staff recommends approval of this petition.

[2024\\_049\\_PHSAs\\_DONE](#)

## 28. 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)

**Staff Recommendation:** Staff recommends approval of this petition.

[2024\\_075\\_PHSА\\_DONE](#)

[RZP\\_2024-075\\_Conditions\\_Rev2](#)

## 29. 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)

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

[2024\\_077\\_PHSА\\_DONE](#)

[2024\\_077\\_SitePlanRev\\_2024\\_9\\_16](#)

## 30. 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)

**Staff Recommendation:** Staff recommends approval of this petition.

[2024\\_080\\_PHSА\\_DONE](#)

## 31. 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)

**Staff Recommendation:** Staff recommends approval of this petition.

[2024\\_081\\_PHSА](#)

### 32. 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)

**Staff Recommendation:** Staff recommends approval of this petition.

[2024\\_085\\_PHSА\\_DONE](#)

### 33. 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)

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

[2024\\_086\\_PHSА\\_DONE](#)

[2024\\_086\\_SitePlanRev\\_2024\\_9\\_16](#)

### 34. 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)

**Staff Recommendation:** Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and land use.

[2024\\_092\\_PHSА\\_DONE](#)

[2024\\_092\\_RevSitePlan\\_2024\\_09\\_13](#)