

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, January 4, 2022**

**Charlotte-Mecklenburg Government Center - Virtual**

### **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: 2021-019 by Fifth Third Bank

**Location:** Approximately 0.976 acre located on the north side of Woodlawn Road, east of Tryon Street, and west of South boulevard. (Council District 3 - Watlington)

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

**Proposed Zoning:** TOD-TR (transit-oriented development-transitional)

**Public Hearing Held:** November 15, 2021 - Item #22

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

**Staff Recommendation:**

Staff does not recommend approval of this petition.

[2021\\_019\\_PostHSA\\_DONE](#)

[2021\\_019\\_SitePlan\\_2021\\_11\\_18](#)

[2021\\_019\\_Consistency\\_DONE](#)

## 2. Rezoning Petition: 2021-075 by Kinger Homes, LLC

**Location:** Approximately 7.69 acres located on the southwestern corner of the intersection of Steele Creek Road and Hamilton Road. (ETJ: BOCC - 6-Rodriguez-McDowell; closest CC 3-Watlington)

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

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

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

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

**Staff Recommendation:**

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

[2021\\_075\\_PostHSA\\_DONE](#)

[2021\\_075\\_RevSitePlan\\_11\\_01\\_2021](#)

[2021\\_075\\_consistency](#)

### 3. Rezoning Petition: 2021-091 by Chick-Fil-A, Inc.

**Location:** Approximately 1.21 acres located at the southeast intersection of South Boulevard and Carolina Pavilion Drive South, north of Interstate 485. (Council District 6-Bokhari)

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

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

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2021 091 PostHSA DONE](#)

[2021 091 siteplanrev 21 12 22](#)

[2021 091 Consistency](#)

### 4. Rezoning Petition: 2021-096 by Ascent Real Estate Capital, LLC

**Location:** Approximately 1.89 acres located along E. 36th Street between North Alexander Street and North McDowell Street in the NoDa community. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single-family residential)

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design and transportation and requested technical revisions related to site and building design.

[2021 096 PostHSA DONE](#)

[2021 096 SitePlanRev 2021 12 22](#)

[2021 096 Consistency](#)

## 5. Rezoning Petition: 2021-118 by Integrated Properties, LLC

**Location:** Approximately 9.1 acres located on Westinghouse Boulevard between Park Charlotte Boulevard and Quality Drive. (Council District 3-Watlington)

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

**Proposed Zoning:** I-2 (CD) (general industrial, conditional)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 118 PostHSA DONE](#)

[2021 118 RevSitePlan 12 22 2021](#)

[2021 118 consistency](#)

## 6. Rezoning Petition: 2021-127 by Flagship Healthcare Properties, LLC

**Location:** Approximately 5.2 acres located on Steele Creek Road between Huntington Meadow Lane and Settlers Trail Court. (Council District 3 - Watlington)

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

**Proposed Zoning:** O-1 (CD) (office, conditional)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 127 PostHSA DONE](#)

[2021 127 RevSitePlan 12 22 2021](#)

[2021 127 consistency](#)

## 7. Rezoning Petition: 2021-135 by Alliance Residential

**Location:** Approximately 3.50 acres located at the intersection of North Tryon Street and Matheson Avenue, west of North Brevard Street. (Council District 1 - Egleston)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** MUDD (CD) (mixed-use development, conditional)

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

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

**Staff Recommendation:**

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

[2021 135 PostHSA DONE](#)

[2021 135 RevSitePlan 2021 12 21](#)

[2021 135 consistency](#)

## 8. Rezoning Petition: 2021-136 by Habitat for Humanity of the Charlotte Region, Inc.

**Location:** Approximately 2.38 acres located on the south side of East Lane Drive, west of East W.T. Harris Boulevard, and east of Independence Boulevard. (Council District 5 - Newton)

**Current Zoning:** R-4 (single-family residential)

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

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

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

**Staff Recommendation:**

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

[2021 136 PostSA DONE](#)

[2021 136 siteplanRev 21 12 22](#)

[2021 136 Consistency](#)

## 9. Rezoning Petition: 2021-139 by Boulevard at 1800 Central, LLC

**Location:** Approximately 0.69 acres located at the southeast intersection of Central Avenue and Nandina Street, east of The Plaza. (Council District 1 - Egleston)

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

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_139\\_Post\\_HSA\\_DONE](#)

[2021\\_139\\_Consistency](#)

## 10. Rezoning Petition: 2021-140 by Hutton

**Location:** Approximately 1.69 acres located along the south of North Tryon Street, east of pavilion Boulevard, and north of Harris Houston Road. (Council District 4 - Johnson)

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

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_140\\_PostHSA\\_DONE](#)

[2021\\_140\\_RevSitePlan\\_2021\\_12\\_21](#)

[2021\\_140\\_consistency](#)

## 11. Rezoning Petition: 2021-144 by LEH NC Statesville, LLC

**Location:** Approximately 0.91 acre located at the northeast intersection of Statesville Avenue and Norris Avenue, south of Atando Avenue. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** December 20, 2021 - Item #41

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_144\\_PostHSA\\_DONE](#)

[2021-144\\_RevSitePlan\\_2021\\_12\\_22](#)

[2021\\_144\\_Consistency](#)

## 12. Rezoning Petition: 2021-145 by Embrey Partners, Ltd.

**Location:** Approximately 3.24 acres located on the south side of Scaleybark Road and east side of South Boulevard, west of Conway Avenue. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** December 20, 2021 - Item #42

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_145\\_Post\\_HSA\\_DONE](#)

[2021\\_145\\_Consistency](#)

### 13. Rezoning Petition: 2021-147 by Providence Group Capital, LLC

**Location:** Approximately 3.10 acres located at the northwest intersection of Clanton Road and Pelton Street, west of South Boulevard, and east of South Tryon Street. (Council District 3 - Watlington)

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

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

**Public Hearing Held:** December 20, 2021 - Item #43

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 147 Post HSA DONE](#)

[2021 147 Consistency](#)

### 14. Rezoning Petition: 2021-148 by K Sade Ventures, LLC

**Location:** Approximately 114.46 acres located on the east side of Harris Houston Road, north of University City Boulevard, and south of North Tryon Street. (Council District 4 - Johnson)

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

**Proposed Zoning:** R-4 (single-family residential)

**Public Hearing Held:** December 20, 2021 - Item #44

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 148 Post HSA DONE](#)

[2021 148 Consistency](#)

### 15. Rezoning Petition: 2021-153 by Galaga Investors, LLC

**Location:** Approximately 7.17 acres located on the south side of Tyvola Road, west of Old Pineville Road, and east of Interstate 77. (Council District 3 - Watlington)

**Current Zoning:** I-2 (general industrial)

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

**Public Hearing Held:** December 20, 2021 - Item #45

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 153 Post HSA DONE](#)

[2021 153 Consistency](#)

## 16. Rezoning Petition: 2021-155 by Habitat for Humanity of the Charlotte Region, Inc.

**Location:** Approximately 0.62 acre located at the northwest intersection of Central Avenue and Medallion Drive, west of Kilborne Drive, and east of Eastway Drive. (Council District 1 - Egleston)

**Current Zoning:** O-6 (CD) (office, conditional)

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_155 Post HSA DONE](#)

[2021\\_155 Consistency](#)