

# City of Charlotte

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



## **Zoning Agenda**

**Tuesday, December 5, 2023**

**Charlotte-Mecklenburg Government Center**

### **Zoning Committee Work Session**

***Douglas A. Welton, Chairperson***

***Terry Lansdell***

***Shana Neeley***

***Wil Russell***

***Clayton Sealey***

***Rebekah Whilden***

***Rick Winiker***

## Zoning Committee Work Session

### Zoning Item

#### 1. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

***Update: Petitioner is requesting deferral to January 2, 2024***

**Location:** Approximately 8.15 acres located on the south side of Park Drive, west of Remount Road and north of Watson Drive. (Council District 3 - Watlington)

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

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

#### 2. Rezoning Petition: 2022-071 by MTB Holdings, LLC

***Update: Petitioner is requesting deferral to January 2, 2024***

**Location:** Approximately 2.11 acres located at the northeast intersection of East Exmore Street and Nations Crossings Road, west of Old Pineville Road. (Council District 3 - Watlington)

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

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

#### 3. Rezoning Petition: 2019-109 by Miriam E. Franco

**Location:** Approximately 8.15 acres located on the south side of Park Drive, west of Remount Road and north of Watson Drive. (Council District 3 - Watlington)

**Current Zoning:** N2-B (neighborhood 2-B zoning district)

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

**Public Hearing Held:** November 20, 2023 - Item #24

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019\\_109\\_PostHSA\\_DONE](#)

[2019\\_109\\_DevelopmentStandards\\_REV](#)

[2019\\_109\\_Consistency\\_DONE](#)

#### 4. Rezoning Petition: 2021-277 by Buildom LLC

**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 6 - Bokhari)

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

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

**Public Hearing Held:** November 20, 2023 - Item #25

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_277\\_PostHSA](#)

[2021\\_277\\_siteplanRev\\_23\\_11\\_29](#)

[2021\\_277\\_CS](#)

#### 5. Rezoning Petition: 2022-099 by Levine Properties

**Location:** Approximately 0.94 acres located at the southeast intersection of Commonwealth Avenue and The Plaza, north of East Independence Boulevard. (Council District 1 - Anderson)

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

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

**Public Hearing Held:** April 17, 2023 - Item #36

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of an outstanding issue related to the environment.

[2022\\_099\\_PostHSA\\_DONE](#)

[2022\\_099\\_RevSitePlan\\_2023\\_11\\_27](#)

[2022\\_099\\_consistency](#)

## 6. Rezoning Petition: 2023-001 by Kairoi Residential

**Location:** Approximately 6.075 acres located on the north side of State Street, east of Ambassador Street, and west of Turner Avenue. (Council District 2 - Graham)

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

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

**Public Hearing Held:** November 20, 2023 - Item #26

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_001\\_PostHSA\\_DONE](#)

[2023\\_001\\_SitePlanRev\\_2023\\_11\\_22](#)

[2023\\_001\\_Consistency](#)

## 7. 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)

**Public Hearing Held:** November 20, 2023 - Item #27

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_032\\_PostHSA\\_DONE](#)

[2023\\_032\\_RevSitePlan\\_2023\\_11\\_22](#)

[2023\\_032\\_Consistency](#)

## 8. Rezoning Petition: 2023-036 by Leon & Jennifer Chisolm

**Location:** Approximately 9.23 acres located on the east side of Mallard Creek Road, north of Galloway Road, and west of Tavernay Parkway. (Council District 4 - Johnson)

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

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

**Public Hearing Held:** November 20, 2023 - Item #28

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_036\\_PostHSA](#)

[2023\\_036\\_RevSitePlan\\_2023\\_11\\_22](#)

[2023\\_036\\_Consistency](#)

## 9. Rezoning Petition: 2023-064 by Southend Walk, LLC

**Location:** Approximately 9.072 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)

**Public Hearing Held:** November 20, 2023 - Item #29

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_064\\_PostHSA](#)

[2023\\_064\\_Consistency](#)

## 10. Rezoning Petition: 2023-077 by BPR Properties, LLC

**Location:** Approximately 2.782 acres located along the east side of Sanctuary Place, the north side of Twitter Lane, and the south side of University City Boulevard. (Council District 4 - Johnson)

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

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

**Public Hearing Held:** November 20, 2023 - Item #30

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_077\\_PostHSA](#)

[2023\\_077\\_CS](#)

## 11. Rezoning Petition: 2023-078 by Citisculpt, LLC

**Location:** Approximately 1.26 acres located along the southeast side of Kenilworth Avenue, the southwest side Greenwood Cliff and the northeast side of Harding Place. (Council District 1 - Anderson)

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

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

**Public Hearing Held:** November 20, 2023 - Item #31

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_078\\_PostHSA](#)

[2023\\_078\\_consistency](#)

## 12. Rezoning Petition: 2023-081 by M Industrial Property - Charlotte II, LLC

**Location:** Approximately 8.869 acres located along the east side of Yorkmont Road, south of Byrum Drive, and north of Oak Lake Boulevard. (Council District 3 - Watlington)

**Current Zoning:** ML-1 ANDO (manufacturing and logistics 1, airport noise disclosure overlay)

**Proposed Zoning:** ML-2 ANDO (manufacturing and logistics 2, airport noise disclosure overlay)

**Public Hearing Held:** November 20, 2023 - Item #32

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_081\\_PostHSA](#)

[2023\\_081\\_CS](#)

### 13. Rezoning Petition: 2023-082 by Metrolina Storage, LLC

**Location:** Approximately 8.6 acres located along the east side of Statesville Road, northwest of Old Statesville Road. (Council District 2 - Graham)

**Current Zoning:** I-2(CD) (general industrial, conditional)  
**Proposed Zoning:** ML-1 (manufacturing and logistics - 1)

**Public Hearing Held:** November 20, 2023 - Item #33

**Staff Resource:** [Maxx Oliver](#)

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

[2023\\_082\\_PostHSA](#)

[2023\\_082\\_Consistency](#)

### 14. Rezoning Petition: 2023-085 by Rhyno Partners Coffee, LLC

**Location:** Approximately 0.241 acres located along the west side of The Plaza, north of Commonwealth Avenue, and south of Central Avenue. (Council District 1 - Anderson)

**Current Zoning:** B-2(CD) PED-O (general business, conditional, pedestrian - overlay)  
**Proposed Zoning:** NC (neighborhood center)

**Public Hearing Held:** November 20, 2023 - Item #34

**Staff Resource:** [Emma Knauerhase](#)

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

[2023\\_085\\_PostHSA](#)

[2023\\_085\\_CS](#)

### 15. Rezoning Petition: 2023-090 by West Boulevard Neighborhood Coalition

**Location:** Approximately 3.544 acres located along the south side of West Boulevard, the west side of Clanton Road, and the east side of Romare Bearden Drive. (Council District 3 - Watlington)

**Current Zoning:** O-2(CD) (office, conditional)  
**Proposed Zoning:** NC (neighborhood center)

**Public Hearing Held:** November 20, 2023 - Item #35

**Staff Resource:** [Maxx Oliver](#)

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

[2023\\_090\\_PostHSA](#)

[2023\\_090\\_Consistency](#)

## 16. Rezoning Petition: 2023-091 by Mecklenburg County

**Location:** Approximately 3.23 acres located along the northwest side of North College Street and both the east and west sides of East 7th Street. (Council District 1 - Anderson)

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

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

**Public Hearing Held:** November 20, 2023 - Item #36

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_091\\_PostHSA](#)

[2023\\_091\\_RevSitePlan\\_2023\\_11\\_27](#)

[2023\\_091\\_consistency](#)

## 17. Rezoning Petition: 2023-094 by Josh Jolley, Rosegate Holdings, LLC

**Location:** Approximately 3.52 acres located along the north side Johnston Oehler Road and south of Barrow Road. (Council District 4 - Johnson)

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

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

**Public Hearing Held:** November 20, 2023 - Item #37

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_094\\_PostHSA](#)

[2023\\_094\\_RevSitePlan\\_2023\\_11\\_22](#)

[2023\\_094\\_Consistency](#)



## 18. Rezoning Petition: 2023-096 by Conformity Corp

**Location:** Approximately 1.00 acre located in the northeastern corner of the intersection of Ashley Road and Greenland Avenue. (Council District 3 - Watlington)

**Current Zoning:** OFC (Office Flex Campus), N1-B (Neighborhood 1-B)

**Proposed Zoning:** N2-B (Neighborhood 2-B)

**Public Hearing Held:** November 20, 2023 - Item #38

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_096\\_PostHSA](#)

[2023\\_096\\_Consistency](#)

## 19. Rezoning Petition: 2023-097 by Drakeford Communities

**Location:** Approximately 0.64 acres located along the east side of Ashley Road, south of Alleghany Street. (Council District 2 - Graham)

**Current Zoning:** R-22MF(CD) (multi-family, conditional)

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

**Public Hearing Held:** November 20, 2023 - Item #39

**Staff Resource:** [Maxx Oliver](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_097\\_PostHSA](#)

[2023\\_097\\_Consistency](#)

## 20. Rezoning Petition: 2023-123 by Charlotte 212, LLC

**Location:** Approximately 4.26 acres located along the east side of West Sugar Creek Road, south of The Roman Road, and north of Equipment Drive. (Council District 4 - Johnson)

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

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

**Public Hearing Held:** November 20, 2023 - Item #40

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2023\\_123\\_PostHSA](#)

[2023\\_123\\_Consistency](#)

