

City of Charlotte

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



Zoning Agenda

Tuesday, January 16, 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
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

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT**2. Consent agenda items 3 through 22 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: 2022-116 by Carmel Hills, Inc.

Location: Approximately 14.46 located along the southeast side of Carmel Road, west of Colony Road, and east of Mooreland Farms Road. (Council District 6 - Bohkari)

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

Proposed Zoning: INST(CD) (institutional, 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_116_ZCR](#)

[2022_116_FSA](#)

[2022-116_Site_PlanRev_23_12_21](#)

4. Rezoning Petition: 2022-161 by Pulte Group

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-Brown)

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

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_161_ZCR](#)

[2022_161_FSA](#)

[2022_161_SitePlanRev_2023_7_14](#)

5. Rezoning Petition: 2023-012 by Pope & Land Enterprises, Inc.

Location: Approximately 20.44 acres located in three development areas. Development Area A includes 16.01 acres and is located south of Yorkmont Road and west of Price Lane. Development Areas B and C total 4.43 acres and are located north of Tyvola Road and south of National Avenue. (Council District 3 - Brown)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_012_ZCR](#)

[2023_012_FSA](#)

[2023_012_SitePlanRev_2023_12_21](#)

6. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_045_ZCR](#)

[2023_045_FSA](#)

[2023_045_RevSitePlan_2023_12_21](#)

7. Rezoning Petition: 2023-076 by Discovery Development, Inc.

Location: Approximately 4.5 acres located along the east side of Old Statesville Road, south of I-485. (ETJ - BOCC: 1-Powell; Closet CC 4-Johnson)

Current Zoning: N1-B (neighborhood 1 - B)
Proposed Zoning: N2-C (neighborhood 2 - C)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_076_ZCR](#)

[2023_076_FSA](#)

8. Rezoning Petition: 2023-083 by Nicole Frambach

Location: Approximately 0.4 acres located on the west side of Mayfair Avenue, south of Seymour Drive, and north of Markland Drive. (Council District 3 - Brown)

Current Zoning: N1-C (neighborhood 1 - C)
Proposed Zoning: N2-B (neighborhood 2 - B)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_083_ZCR](#)

[2023_083_FSA](#)

9. Rezoning Petition: 2023-084 by Clachan Properties

Location: Approximately 1.682 acres located along the west side of Hawthorne Lane, north of Central Avenue, and east of Louise Avenue. (Council District 1 - Anderson)

Current Zoning: ML-2 (manufacturing and logistics 2) and MUDD(CD) (mixed use development district, conditional)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood 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_084_ZCR](#)

[2023_084_FSA](#)

10. Rezoning Petition: 2023-086 by Steven Imobersteg

Location: Approximately 0.47 acres located along the east side of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road. (Council District 5 - Molina)

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

Proposed Zoning: N1-C (neighborhood 1-C)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_086_ZCR](#)

[2023_086_FSA](#)

11. Rezoning Petition: 2023-101 by 3100 Baucom Road, LLC

Location: Approximately 1.704 acres located along northeast side of Baucom Road, the northwest side of Wisdom Lane, north of Mallard Creek Road. (Council District 2 - Graham)

Current Zoning: O-1(CD) (office district, conditional)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_101_ZCR](#)

[2023_101_FSA](#)

12. Rezoning Petition: 2023-102 by Tri Pointe Homes Holdings, Inc.

Location: Approximately 9.07 acres located along the northeast side of Lawyers Road, south of Albemarle Road. (Council District 5 - Molina)

Current Zoning: OFC (office campus) and CG (general commercial)

Proposed Zoning: NC (neighborhood 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_102_ZCR](#)

[2023_102_FSA](#)

13. Rezoning Petition: 2023-105 by MJM Group Managers, Inc.

Location: Approximately 0.83 acres located along the east side of Speer Boulevard and the northeast side of West Tyvola Road. (Council District 3 - Brown)

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

Proposed Zoning: CAC-1 (community activity center-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_105_ZCR](#)

[2023_105_FSA](#)

14. Rezoning Petition: 2023-108 by Beacon Partners

Location: Approximately 8.6 acres located along the west side of Berryhill Road, north of Freedom Drive, and east of Camp Greene Street. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed-use)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_108_ZCR](#)

[2023_108_FSA](#)

15. Rezoning Petition: 2023-109 by 123 E 27, LLC

Location: Approximately 0.89 acres located along the northeast side of East 27th Street, southeast of North Tryon Street, north of the LYNX Blue Line. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_109_ZCR](#)

[2023_109_FSA](#)

16. Rezoning Petition: 2023-110 by Savalex Homes, LLC

Location: Approximately 1.871 acres located along the east side of Susanna Drive, north of Hart Road, and west of Rozzelles Ferry Road. (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 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 110 ZCR](#)

[2023 110 FSA](#)

17. Rezoning Petition: 2023-115 by Eastgroup Properties, L.P.

Location: Approximately 5.716 acres located along the north side of Entrance Drive and the east side of Gable Road, south of Shopton Road. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise overlay district)

Proposed Zoning: ML-1 ANDO (manufacturing and logistics 1, airport noise overlay district)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 115 ZCR](#)

[2023 115 FSA](#)

18. Rezoning Petition: 2023-116 by Stanley Martin Homes

Location: Approximately 10.003 acres located along the west side of Steele Creek Road, north of Long Talon Way, and south of Hamilton Road. (Council District 3 - Brown)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 116 ZCR](#)

[2023 116 FSA](#)

19. Rezoning Petition: 2023-118 by City of Charlotte

Location: Approximately 38 acres located north of the intersection of Wilkinson Boulevard and Little Rock Road, west of Stafford Drive and east of Barry Drive. (Council District 3 - Brown)

Current Zoning: ML-2 ANDO (manufacturing & logistics 2, airport noise disclosure overlay), ML-1 ANDO (manufacturing & logistics 2, airport noise disclosure overlay)

Proposed Zoning: RAC ANDO (regional activity center, 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 118 ZCR](#)

[2023 118 FSA](#)

20. Rezoning Petition: 2023-119 by Lockstar, LLC

Location: Approximately 0.593 acres located along the north side of Cannon Avenue and the east side of North Graham Street, south of Oneida Road. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 119 ZCR](#)

[2023 119 FSA](#)

21. Rezoning Petition: 2023-121 by Christian Brothers Automotive

Location: Approximately 1.72 acres located on the west side of Steele Creek Road, south of Shopton Road, and north of Interstate 485. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: CG (general commercial)

Proposed Zoning: CG (CD) (general commercial, 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 121 ZCR](#)

[2023 121 FSA](#)

[2023 121 SitePlan](#)

22. Rezoning Petition: 2023-141 by Fifth Third Bank

Location: Approximately 0.434 acres located along the east side of Beatties Ford Road, south of Holly Street, and north of Dr Webber Avenue. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

Proposed Zoning: CG (CD) (general commercial, 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 141 ZCR](#)

[2023 141 FSA](#)

[2023 141 RevSitePlan 2023 12 20](#)

DECISIONS**23. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC**

Update: Petitioner is requesting deferral to February 19, 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, optional)

24. Rezoning Petition: 2021-085 by Raven Property Group, LLC

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 5.86 acres located on the east side of China Grove Church Road, south of Westinghouse Boulevard, and north of Blu Rail Way. (Council District 3 - Brown)

Current Zoning: ML-1 (manufacturing & logistics 1), ML-2 (manufacturing & logistics 2), and N1-B (neighborhood 1-B)

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

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

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Brown)

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

Proposed Zoning: NS (neighborhood services)

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

Update: Petitioner is requesting deferral to February 19, 2024

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)

27. Rezoning Petition: 2023-091 by Mecklenburg County

Update: Petitioner is requesting deferral to February 19, 2024

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)

28. Rezoning Petition: 2023-122 by Empire Communities

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 9.24 acres located at the dead-end of Jenkins Avenue and along the west side of Wright Avenue. (Council District 5 - Molina)

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

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

29. Rezoning Petition: 2023-130 by Charlotte Planning, Design, & Development - Text Amendment

The purpose of this text amendment is to make minor changes that will result in better functionality of the Unified Development Ordinance (UDO). Changes are proposed in 23 of the 39 Articles. These changes include updated language to provide greater clarity, updated graphics, new and updated definitions, adjustments to use permissions and prescribed conditions, revised use names, and minor changes and additions to standards.

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023-130 ZCR 24 01 04](#)

[2023 130 FSA](#)

[2023-130 Text Amendment rev 2.1.1](#)

30. Rezoning Petition: 2022-099 by Levine Properties, Inc.

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)

Zoning Committee Recommendation: The Zoning Committee voted 4-3 to recommend APPROVAL of this petition.

Staff Recommendation:

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

[2022 099 ZCR](#)

[2022 099 FSA](#)

[2022 099 RevSitePlan 2023 11 27](#)

31. Rezoning Petition: 2022-134 by Muhsin Muhammad II

Location: Approximately 15.48 acres located along Steele Creek Road between Interstate 485 and Outlets Boulevard. (Council District 3 - Brown)

Current Zoning: O-2(CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area), NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

Proposed Zoning: O-2(CD) LLWPA SPA (office, conditional, Lower Lake Wylie Protected Area, site plan amendment), NS LLWPA SPA (neighborhood services, Lower Lake Wylie Protected Area, site plan amendment)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2022_134_ZCR](#)

[2022_134_FSA](#)

[2022_134_SitePlanRev_2024_1_4](#)

32. 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- Brown)

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](#)

33. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_032_ZCR](#)

[2023_032_FSA](#)

[2023_032_RevSitePlan_2023_11_22](#)

34. Rezoning Petition: 2023-069 by Ravin Partners

Location: Approximately 80 acres located on the east side of East Independence Boulevard, north of Hayden Way, and west of Sam Newell Road. (Council District 5- Molina)

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

Proposed Zoning: N1-B (neighborhood 1 - B) and N2-B (neighborhood 2 - B) and CG (general commercial)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2023_069_ZCR](#)

[2023_069_FSA_DONE](#)

[2023_069_RevSitePlan_2024_1_10](#)

HEARINGS**35. Rezoning Petition: 2022-079 by Well Pappas Corporate Parcel Owner, LLC**

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 2.23 acres located at the southwest intersection of Pearl Park Way and Kenilworth Avenue, east of Harding Place. (Council District 1 - Anderson)

Current Zoning: OFC (office flex campus) and NC (neighborhood center)

Proposed Zoning: MUDD-O PED (mixed use development district, optional, pedestrian overlay) with 5-year vested rights

36. Rezoning Petition: 2022-121 by RK Investments Charlotte LLC

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 53.07 acres located on the east side of Elm Lane and west side of Rea Road, south of Bevington Place. (Council District 7 - Driggs)

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

Proposed Zoning: UR-2(CD) (urban residential, conditional) with 5-year vested rights

37. Rezoning Petition: 2022-154 by Real Estate Properties Holding, LLC

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 6.5 acres located at the southeast intersection of Sledge Road and Shopton Road West, west of Steele Creek Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Brown)

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

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

38. Rezoning Petition: 2023-033 by CRD Elizabeth LLC

Update: Petitioner is requesting deferral to February 19, 2024

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)

39. Rezoning Petition: 2023-138 by Dianna Ward

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 0.28 acres located along the north side of Rozzelles Ferry Road and the southwest side of West Trade Street, west of Beatties Ford Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Brown)

Current Zoning: NC (neighborhood center)

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

40. Rezoning Petition: 2023-018 by NVR, Inc.

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 14.2 acres located on the north side of Ridge Road east of Odell School Road and west of Morehead Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

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

Proposed Zoning: R-17MF(CD) (multifamily residential, conditional)

41. Rezoning Petition: 2023-132 by Mark Talbot - Freedom Communities

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 1.67 acres located along the south side of Tuckaseegee Road and the north side of Rogers Street, west of Karendale Avenue. (Council District 2 - Graham)

Current Zoning: UR-C(CD) (urban residential-commercial, conditional)

Proposed Zoning: NC (neighborhood center)

42. Rezoning Petition: 2022-216 by QuikTrip Corporation

Location: Approximately 3.55 acres bound by the east of side of Lakebrook Road, north side of Centergrove Lane, west side of Sam Wilson Road, and south side of Interstate 85. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: N1-A (neighborhood 1-A) and CG (general business)

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

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

[2022 216 PHSA DONE](#)

[2022-216 Site PlanRev 23 12 11](#)

43. Rezoning Petition: 2022-224 by SRL Central Avenue Properties LLC

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)

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

[2022 224 PHSA DONE](#)

[2022 224 RevSitePlan 2023 11 15](#)

44. Rezoning Petition: 2023-015 by Tribek Properties

Location: Approximately 4.54 acres located in the southwest quadrant of the intersection of Wilkinson Boulevard and Remount Road, north of Parker Drive. (Council District 3 - Brown)

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

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

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

[2023 015 PHSA](#)

[2023 015 RevSitePlan 2023 12 11](#)

45. Rezoning Petition: 2023-017 by Liberty Healthcare Properties of North Carolina, LLC

Location: Approximately 7.04 acres located on the north side of Providence Road West, west of Community House Road, and east of Old Ardrey Kell Road. (Council District 7 - Driggs)

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

Proposed Zoning: INST (CD) (institutional, conditional)

Staff Recommendation: Staff recommends approval of this petition.

[2023 017 PHSA](#)

[2023 017 SitePlanRev 2023 11 13](#)

46. Rezoning Petition: 2023-034 by Cambridge Properties, Inc.

Location: Approximately 4.90 acres located on the west side of North Tryon Street, east of J.W. Clay Boulevard. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

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

Staff Recommendation: Staff recommends approval of this petition.

[2023 034 PHSA](#)

[2023 034 RevSitePlan 2023 12 13](#)

47. Rezoning Petition: 2023-047 by Gustafson Partners Commercial Real Estate

Location: Approximately 2.25 acres located on the north and south side of Northlake Creek Drive, west side of Reames Road, and south side of West W.T. Harris Boulevard. (Council District 4 - Johnson)

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

Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

Staff Recommendation: Staff does not recommend approval of this petition in its current form.

[2023 047 PHSA DONE](#)

[2023-047 SitePlanRev 2023 11 14](#)

48. Rezoning Petition: 2023-080 by True Homes, LLC

Location: Approximately 19.16 acres located west of Nations Ford Road, south of Forest Point Boulevard, and north of Short Hills Drive. (Council District 3 - Brown)

Current Zoning: R-9 (CD) (single family residential, conditional)

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

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

[2023 080 PHSA DONE](#)

[2023 080 SitePlanRev 2023 11 22](#)

49. Rezoning Petition: 2023-089 by True Homes, LLC

Location: Approximately 1.78 acres located along the southwest side of Point O'Woods Drive, west of Northlake Centre Parkway. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A) and CC (commercial center)

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

Staff Recommendation: Staff recommends approval of this petition.

[2023 089 PHSA](#)

[2023 089 RevSitePlan 2023 12 13](#)

50. Rezoning Petition: 2023-092 by Great American Storage LLC

Location: Approximately 4.85 acres located west of Steele Creek Road and north of the Interstate 485 ramp. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

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

Proposed Zoning: CR (CD) (regional commercial, conditional)

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

[2023 092 PHSA DONE](#)

[2023 092 SitePlanRev 2023 11 13](#)

51. Rezoning Petition: 2023-095 by Men in Motion Home Renovations

Location: Approximately 1.988 acres located at the deadend of Pickway Drive, west of North Graham Street. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design as well as requested technical revisions.

[2023_095_PHSА_DONE](#)

[2023_095_RevSitePlan_2023_12_08](#)

52. Rezoning Petition: 2023-098 by Queen City Hotel Investors, LLC

Location: Approximately 1.91 acres located along the west side of Hawthorne Lane, the east side of Heath Court, north of Central Avenue. (Council District 1 - Anderson)

Current Zoning: TOD-CC (EX) (transit oriented development - community center, exception)

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

Staff Recommendation: Staff recommends approval of this petition.

[2023_098_PHSА](#)

53. Rezoning Petition: 2023-103 by RangeWater Development, LLC

Location: Approximately 12.75 acres located along the east side of Atando Avenue, the south side of Robinson Crest, north of North Tryon Street. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

[2023_103_PHSА](#)

54. Rezoning Petition: 2023-107 by Penmith Holdings, LLC

Location: Approximately 19.16 acres located west of Nations Ford Road, south of Forest Point Boulevard, and north of Short Hills Drive. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

Current Zoning: NS (neighborhood services)

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

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

[2023_107_PHSА DONE](#)

[2023-107_RevSitePlan_23_12_11](#)

55. Rezoning Petition: 2023-126 by Commonwealth Development Corporation

Location: Approximately 1.41 acres located on the east side of Nations Ford Road south of Farmhurst Drive and north of Deanna Lane. (Council District 3 - Brown)

Current Zoning: N1-B (neighborhood 1-B) and R-20MF (multi-family residential)

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

Staff Recommendation: Staff recommends approval of this petition.

[2023_126_PHSА](#)

56. Rezoning Petition: 2023-127 by D-P Partners

Location: Approximately 1.2 acres locate along the north side of South McDowell Street and the southwest side of Baxter Street, east of East Morehead Street. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: UE (urban edge)

Staff Recommendation: Staff.

[2023_127_PHSА DONE](#)

57. Rezoning Petition: 2023-128 by Synco Properties

Location: Approximately 27 acres located along the southeast side of Roxborough Road, the southwest side of Colony Road, and the northwest side of Sharon Road. (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.

[2023_128_PHSА](#)

[2023-128_Site_PlanRev_23_12_8](#)

58. Rezoning Petition: 2023-129 by Wells Fargo Bank, National Association

Location: Approximately 1.48 acres located at the east side of the intersection of South Church Street and West Brooklyn Village Avenue, along the northwest side of South Tryon Street. (Council District 2 - Graham)

Current Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of technical revisions related to site and building design.

[2023_129_PHSA_DONE](#)

[2023-129_Site_PlanRev_23_12_8](#)

[Rezoning Supporting Documents 550 South Tryon Street \(1\)](#)

59. Rezoning Petition: 2023-134 by Park South Townhome Community, LLC

Location: Approximately 0.997 acres located along the west side of Park South Drive, east of Parkstone Drive, and north of Archdale Drive. (Council District 6 - Bokhari)

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

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to site design, environment, and transportation as well as a requested technical revision.

[2023_134_PHSA](#)

[2023_134_RevSitePlan_2023_12_11](#)

60. Rezoning Petition: 2023-136 by William L. Simmons

Location: Approximately 2.26 acres located along the north side of Dupree Street, west of Rozzelles Ferry Road, and south of I-85. (Council District 2 - Graham)

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

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

Staff Recommendation: Staff recommends approval of this petition.

[2023_136_PHSA_DONE](#)

[2023_136_site_conditions](#)

61. Rezoning Petition: 2023-139 by Lincoln Harris

Location: Approximately 1.621 acres located along the southwest side of West Brooklyn Village Avenue, the northwest side of South Tryon Street, and the southeast side of South Church Street. (Council District 2 - Graham)

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

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of technical revisions related to site and building design.

[2023_139_PHSA_DONE](#)

[2023-139_Site_PlanRev_23_12_11](#)

62. Rezoning Petition: 2023-140 by John Patel

Location: Approximately 3.54 acres located along the south side of Thomasboro Drive and the west side of Lucky Penny Street, east of Eddleman Road. (Council District 2 - Graham)

Current Zoning: CG ANDO (general commercial, airport noise disclosure overlay)

Proposed Zoning: N2-B ANDO (neighborhood 2-B, airport noise disclosure overlay)

Staff Recommendation: Staff recommends approval of this petition.

[2023_140_PHSA_DONE](#)

63. Rezoning Petition: 2023-144 by Atrium Health, Inc.

Location: Approximately 14.28 acres located on the north and south side of Baxter Street, east side of East Morehead Street, west of Pearl Park Way. (Council District 1 - Anderson)

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

Proposed Zoning: MUDD-O SPA (mixed-use development district, optional, site plan amendment) with 5-years vested rights)

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

[2023_144_PHSA_DONE](#)

[2023_144_Development_Standards](#)

64. Rezoning Petition: 2023-133 by Cambridge Properties, Inc.

Location: Approximately 8.5 acres located along the west side of MacFarlane Boulevard, north of Regan Drive, and south of University City Boulevard. (Council District 4 - Johnson)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

2023-133_PHSA

