

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, December 20, 2021**

**Council Chambers**

### **City Council Zoning Meeting**

*Mayor Vi Lyles*

*Mayor Pro Tem Julie Eiselt*

*Council Member Dimple Ajmera*

*Council Member Tariq Bokhari*

*Council Member Ed Driggs*

*Council Member Larken Egleston*

*Council Member Malcolm Graham*

*Council Member Renee Johnson*

*Council Member Matt Newton*

*Council Member Greg Phipps*

*Council Member Victoria Watlington*

*Council Member Braxton Winston II*

**1. 4:00 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

## DECISIONS

**2. Rezoning Petition: 2021-019 by Fifth Third Bank**

***Update: Petitioner is requesting deferral to January 18, 2022***

**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)

**3. Rezoning Petition: 2019-179 by Ronald Staley Jr. - Verde Homes, LLC**

***Update: Petitioner is requesting deferral to January 18, 2022***

**Location:** Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single family residential) & R-22MF (multi-family residential)

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

**4. Rezoning Petition: 2020-038 by Clover Group, Inc.**

**Location:** Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** R-12 MF (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.

[2020\\_038\\_ZCR\\_DONE](#)

[2020\\_038\\_FSA\\_DONE](#)

[2020\\_038\\_RevSitePlan\\_10\\_13\\_2021](#)

## 5. Rezoning Petition: 2020-181 by Albemarle Property Investors, LLC

**Location:** Approximately 11.24 acres located at the NW intersection of Rocky River Church Road and Albemarle Road in Unincorporated Mecklenburg County. (ETJ nearest CC: 5-Newton)

**Current Zoning:** NS, R-3 (neighborhood services, residential)

**Proposed Zoning:** NS (SPA), NS (neighborhood services, site plan amendment, neighborhood services) with 5-year vested rights

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

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

[2020 181 ZCR DONE](#)

[2020 181 FSA DONE](#)

[2021 181 RevSitePlan 2021 12 13](#)

## 6. Rezoning Petition: 2021-028 by Childress Klein Properties

**Location:** Approximately 287.71 acres located northwest of Highway 85, south of Mallard Creek Road, and east of Ridge Road. (ETJ-BOCC: 3-Dunlap, nearest CC: 4-Johnson)

**Current Zoning:** CC (commercial center), R-8MF (CD) (multi-family residential, conditional)

**Proposed Zoning:** I-1 (CD) (light industrial, conditional), R-22MF (CD) (multi-family residential, conditional) with 5-year vested rights

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 028 ZCR](#)

[2021 028 FSA DONE](#)

[2021 028 RevSitePlan 2021 12 15](#)

## 7. Rezoning Petition: 2021-033 by Charlotte Pipe & Foundry Co.

**Location:** Approximately 55 acres located along the north and south side of John Belk Freeway, east of Interstate 77, and northwest of South Mint Street. (Council District 2 - Graham, and Council District 3 - Watlington)

**Current Zoning:** MUDD-O (mixed-use development, optional) I-2 (general industrial), and I-2 (CD) (general industrial, conditional)

**Proposed Zoning:** UMUD-O (uptown mixed use, optional), 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\\_033\\_ZCR\\_DONE](#)

[2021\\_033\\_FSA\\_DONE](#)

[2021\\_033\\_RevSitePlan\\_2021\\_12\\_13](#)

## 8. Rezoning Petition: 2021-087 by Novant Health

**Location:** Approximately 1.91 acres located at the intersection of Amherst Place and Lillington Avenue, west of East 3rd Street, and northwest of Queens Road. (Council District 1 - Egleston)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_087\\_ZCR](#)

[2021\\_087\\_FSA\\_DONE](#)

[2021\\_087\\_SitePlan\\_2021\\_11\\_19](#)

## 9. Rezoning Petition: 2021-092 by The Charlotte-Mecklenburg Hospital Authority

**Location:** Approximately 14.28 acres located on the south side of South McDowell Street, east of East Morehead Street, and west of Interstate 277. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O PED (mixed-use development, optional, pedestrian overlay), B-2 PED (general business, pedestrian overlay), B-1 PED (neighborhood business, pedestrian overlay), and O-2 PED (office, pedestrian overlay)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_092\\_ZCR](#)

[2021\\_092\\_FSA\\_DONE](#)

[2021\\_092\\_RevSitePlan\\_12\\_13\\_2021](#)

## 10. Rezoning Petition: 2021-095 by Kenjoh Outdoor

**Location:** Approximately 2.85 acres located along the southeast interchange of Interstate 77 and Interstate 85, west of Statesville Avenue. (Council District 1 - Egleston)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_095\\_ZCR](#)

[2021\\_095\\_FSA\\_DONE](#)

## 11. Rezoning Petition: 2021-097 by Mattamy Homes

**Location:** Approximately 56.98 acres located near SE intersection of The Plaza and E. W.T. Harris Boulevard in the Hickory Grove community. (Council District 5 - Newton)

**Current Zoning:** R-3 (single-family residential) & MX-2 (mixed-use)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_097\\_ZCR](#)

[2021\\_097\\_FSA\\_DONE](#)

[2021\\_097\\_SitePlanRev\\_2021\\_12\\_07](#)

## 12. Rezoning Petition: 2021-102 by Ardent Acquisitions, LLC

**Location:** Approximately 6.96 acres located along the south side of Hamilton Street, northeast of Brookshire Freeway, and west of Statesville Avenue. (Council District 2 - Graham)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_102\\_ZCR](#)

[2021\\_102\\_FSA\\_DONE](#)

[2021\\_102\\_RevSitePlan\\_2021\\_11\\_18](#)

### 13. Rezoning Petition: 2021-103 by Providence Group Capital, LLC

**Location:** Approximately 2.25 acres located on the north side of Blairhill Road, south of Clanton Road, and west of South Tryon Street. (Council District 3 - Watlington)

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

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

**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 in its current form.

[2021\\_103\\_ZCR](#)

[2021\\_103\\_FSA\\_DONE](#)

### 14. Rezoning Petition: 2021-108 by Enquor Construction, LLC

**Location:** Approximately 7.4 acres located west of Korniv Drive between Lauren Kay Court and Coppola Drive. (Council District 2 - Graham)

**Current Zoning:** R-3, R-4 (single-family residential)

**Proposed Zoning:** R-6 (single-family residential)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_108\\_ZCR](#)

[2021\\_108\\_FSA\\_DONE](#)



## 15. Rezoning Petition: 2021-114 by Appaloosa Real Estate Partners

**Location:** Approximately 3.55 acres located on the southwest side of Ridge Road and northeast side of Interstate 485, west of Mallard Creek Road. (Council District 4 - Johnson)

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

**Proposed Zoning:** B-D (CD) (business distribution, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_114\\_ZCR](#)

[2021\\_114\\_FSA\\_DONE](#)

[2021-114\\_RevSitePlan\\_2021\\_12\\_01](#)

## 16. Rezoning Petition: 2021-115 by Ram Realty Acquisitions V, LLC

**Location:** Approximately 8.7 acres located on both the north and south side of State Street at the intersection of Gesco Street. (Council District 2 - Graham)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_115\\_ZCR](#)

[2021\\_115\\_FSA\\_DONE](#)

[2021\\_115\\_RevSitePlan\\_12\\_08\\_2021](#)

## 17. Rezoning Petition: 2021-116 by Kevin Boyd

**Location:** Approximately 0.05 acres located at the intersection of East 35th Street and Whiting Avenue, southeast of North McDowell Street. (Council District 1 - Egleston)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 116 ZCR](#)

[2021 116 FSA DONE](#)

[2021 116 RevSitePlan 2021 12 10](#)

## 18. Rezoning Petition: 2021-117 by Jeffrey Weiskopf

**Location:** Approximately 21.4 acres located west of the intersection of Moss Road and Yorkridge Drive. (Council District 3 - Watlington)

**Current Zoning:** R-9MF (CD) & R-15MF (CD) (multi-family residential, conditional)

**Proposed Zoning:** R-17MF (multi-family residential)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 117 ZCR](#)

[2021 117 FSA DONE](#)

## 19. Rezoning Petition: 2021-121 by Anthony Fox

**Location:** Approximately 1.69 acres located on the east side of North Tryon Street, north of University City Boulevard, and west of East W.T. Harris Boulevard. (Council District 4 - Johnson)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 121 ZCR](#)

[2021 121 FSA DONE](#)

## 20. Rezoning Petition: 2021-122 by Kairol Residential

**Location:** Approximately 7.20 acres located along the south side of Clanton Road, north side of Blairhill Road, east of Interstate 77. (Council District 3 - Watlington)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_122\\_ZCR](#)

[2021\\_122\\_FSA\\_DONE](#)

## 21. Rezoning Petition: 2021-123 by Mill Creek Residential Trust

**Location:** Approximately 3.03 acres located on the east side of South Tryon Street, north of Clanton Road, and west of South Boulevard. (Council District 3 - Watlington)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_123\\_ZCR](#)

[2021\\_123\\_FSA\\_DONE](#)

## 22. Rezoning Petition: 2021-124 by Judson Stringfellow; JDSI, LLC

**Location:** Approximately 7.53 acres located on the west side of East W.T. Harris Boulevard, north of Albemarle Road, and south of Hickory Grove Road. (Council District 5 - Newton)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_124\\_ZCR](#)

[2021\\_124\\_FSA\\_DONE](#)

### **23. Rezoning Petition: 2021-126 by North Carolina Kenworth, Inc. dba. MHC Kenworth**

**Location:** Approximately 5.57 acres located on the south side of east Westinghouse Boulevard, east of Nations Ford Road, and west of Downs Road. (Council District 3 - Watlington)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_126\\_ZCR](#)

[2021\\_126\\_FSA\\_DONE](#)

[2021\\_126\\_siteplarev\\_21\\_11\\_17](#)

### **24. Rezoning Petition: 2021-130 by DRB Group**

**Location:** Approximately 5.6 acres located on Rozzelles Ferry Road between Coronet Way and Bungalow Road. (Council District 2 - Graham)

**Current Zoning:** I-1 (CD) (light industrial, conditional) and R-22MF (multi-family residential)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_130\\_ZCR](#)

[2021\\_130\\_FSA\\_DONE](#)

[2021\\_130\\_SitePlanRev\\_11\\_17\\_2021](#)

## 25. Rezoning Petition: 2021-131 by West Morehead Ventures, LLC

**Location:** Approximately 0.48 acres located on the eastern quadrant of the intersection of Harding Place and Kenilworth Avenue, west of South Kings Drive. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O PED (mixed-use development, optional, pedestrian overlay)

**Proposed Zoning:** O-2 PED (office, pedestrian overlay)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_131\\_ZCR](#)

[2021\\_131\\_FSA\\_DONE](#)

## 26. Rezoning Petition: 2021-132 by EEA-Wildwood, LLC

**Location:** Approximately 16.58 acres located on the west side of Scaleybark Road, north of East Woodlawn Road, and east of Murrayhill Road. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-17MF (CD) (multi-family residential, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_132\\_ZCR](#)

[2021\\_132\\_FSA\\_DONE](#)

[2021\\_132\\_REV\\_SitePlan\\_2021\\_11\\_18](#)

## 27. Rezoning Petition: 2021-134 by Greg Finnican

**Location:** Approximately 1.41 acres located at the southwest intersection of Statesville Road and Motorsports Lane, south of Cindy Lane, and east of Interstate 77. (Council District 2 - Graham)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_134\\_ZCR](#)

[2021\\_134\\_FSA\\_DONE](#)

## 28. Rezoning Petition: 2021-187 by Dowell Finch

**Location:** Approximately 27.34 acres located east of Pavilion Boulevard, north of Harris Houston Road, and south of North Tryon Street. (Council District 4 - Johnson)

**Current Zoning:** MX-2 (CD) (mixed-use district, conditional)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 187 ZCR](#)

[2021 187 FSA DONE](#)

## HEARINGS

**29. Rezoning Petition: 2021-014 by Whitestone Holdings, Inc.**

***Update: Petitioner is requesting deferral to January 18, 2022***

**Location:** Approximately 0.23 acre located on the east side of Grandin Road between 4th Street and 4th Street Extension. (Council District 2 - Graham)

**Current Zoning:** R-5 HD (single-family residential, historic district overlay)

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

**30. 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)

**Staff Recommendation:**

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

[2021\\_096\\_PHS\\_A\\_DONE](#)

[2021\\_096\\_SitePlanRev\\_2021\\_11\\_20](#)

**31. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions related to land use and transportation.

[2021\\_127\\_PHS\\_A\\_DONE](#)

[2021\\_127\\_RevSitePlan\\_11\\_15\\_2021](#)

### 32. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_155\\_PHSA\\_DONE](#)

### 33. 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)

**Staff Recommendation:**

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

[2021\\_136\\_PHSA\\_DONE](#)

[2021\\_136\\_siteplanRev\\_21\\_11\\_15](#)

### 34. 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)

**Staff Recommendation:**

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

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

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



### 35. 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)

**Staff Recommendation:**

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

[2021\\_091\\_PHS\\_A\\_DONE](#)

[2021\\_091\\_siteplanrev\\_21\\_11\\_15](#)

### 36. 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)

**Staff Recommendation:**

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

[2021\\_118\\_PHS\\_A\\_DONE](#)

[2021\\_118\\_RevSitePlan\\_11\\_12\\_2021](#)

### 37. 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)

**Staff Recommendation:**

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

[2021\\_135\\_PHS\\_A\\_DONE](#)

[2021\\_135\\_SitePlan\\_2021\\_11\\_15](#)

### **38. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_139\\_PHS\\_A\\_DONE](#)

### **39. 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)

**Staff Recommendation:**

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

[2021\\_140\\_PHS\\_A\\_DONE](#)

[2021\\_140\\_RevSitePlan\\_2021\\_11\\_15](#)

### **40. Rezoning Petition: 2021-141 by The Drakeford Company**

**Location:** Approximately 0.33 acres located on the east side of East 34th Street, northwest of The Plaza, and east of Matheson Avenue. (Council District 1 - Egleston)

**Current Zoning:** O-2 (office)

**Proposed Zoning:** NS (neighborhood services) with 3-year vested rights

**Staff Recommendation:**

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

[2021\\_141\\_PHS\\_A\\_DONE](#)

[2021\\_141\\_SitePlan](#)

## 41. 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)

**Staff Recommendation:**

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

[2021\\_144\\_PHSА\\_DONE](#)

[2021\\_144\\_RevSitePlan\\_2021\\_11\\_15](#)

## 42. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_145\\_PHSА\\_DONE](#)

## 43. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_147\\_PHSА\\_DONE](#)

## 44. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_148\\_PHSА\\_DONE](#)

## 45. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_153\\_PHS\\_A\\_DONE](#)

Adjournment