

City of Charlotte

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



Meeting Agenda

Monday, February 19, 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

Deferrals / Withdrawals

CONSENT**2. Consent agenda items 3 through 18 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: 2021-209 by Coastal Acquisition Entity, LLC

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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021_209_FSA](#)

[2021_209_ZCR](#)

[2021_209_SitePlanRev_2023_12_19](#)

4. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_017_ZCR](#)

[2023_017_FSA](#)

[2023_017_SitePlanRev_2024_1_18](#)

5. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_034_ZCR](#)

[2023_034_FSA](#)

[2023_034_SitePlanRev_2024_01_18](#)

6. 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 - A, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_080_ZCR](#)

[2023_080_FSA](#)

[2023_080_SitePlanRev_2024_1_17](#)

7. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_089_ZCR](#)

[2023_089_FSA](#)

[2023_089_RevSitePlan_2024_01_18](#)

8. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_092_ZCR](#)

[2023_092_FSA](#)

[2023_092_SitePlanRev_2024_1_18](#)

9. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_098_ZCR](#)

[2023_098_FSA](#)

10. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_103_ZCR](#)

[2023_103_FSA](#)

11. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_126_ZCR](#)

[2023_126_FSA](#)

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

Location: Approximately 1.29 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_127_ZCR](#)

[2023_127_FSA](#)

13. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_128_ZCR](#)

[2023_128_FSA](#)

[2023-128_Site_PlanRev_23_12_8](#)

14. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_133_ZCR](#)

[2023_133_FSA](#)

15. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_136_ZCR](#)

[2023_136_FSA](#)

[2023_136_site_conditions](#)

16. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_139_ZCR](#)

[2023_139_FSA](#)

[2023-139 Site PlanRev 24 1 19](#)

17. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_140_ZCR](#)

[2023_140_FSA](#)

18. 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

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_144_ZCR](#)

[2023_144_FSA](#)

[2023_144_RevSitePlan_2024_01_31](#)

DECISIONS**19. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC**

Update: Petitioner is requesting deferral to March 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)

20. Rezoning Petition: 2022-216 by QuikTrip Corporation

Update: Petitioner is requesting deferral to March 18, 2024

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 commercial)

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

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

Update: Petitioner is requesting deferral to March 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)

22. Rezoning Petition: 2023-015 by Tribek Properties

Update: Petitioner is requesting deferral to March 18, 2024

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)

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

Update: Petitioner is requesting deferral to March 18, 2024

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)

24. Rezoning Petition: 2023-091 by Mecklenburg County

Update: Petitioner is requesting deferral to March 18, 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)

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

Update: Petitioner is requesting deferral to March 18, 2024

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)

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

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)

Zoning Committee Recommendation: The Zoning Committee voted 5-2 to recommend DENIAL of this petition.

Staff Recommendation:

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

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021_085_ZCR](#)

[2021_085_FSA](#)

[2021_085_SitePlanRev_2024_2_9](#)

27. 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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_099_ZCR](#)

[2022_099_FSA](#)

[2022_099_RevSitePlan_2024_02_02](#)

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

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)

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_037_ZCR_2024_01_30](#)

[2023_037_FSA_DONE](#)

[2023_037_RevSitePlan_2024_02_02](#)

29. 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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_069_ZCR](#)

[2023_069_FSA_DONE](#)

[2023_069_RevSitePlan_2024_02_12](#)

30. Rezoning Petition: 2023-095 by Men in Motion Home Renovations, LLC

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_095_ZCR](#)

[2023_095_FSA](#)

[2023_095_RevSitePlan_2024_02_01](#)

31. Rezoning Petition: 2023-122 by EHC Homes, LP

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_122_ZCR](#)

[2023_122_FSA](#)

[2023_122_RevSitePlan_2024_02_02](#)

32. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend DENIAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2023_129_ZCR](#)

[2023_129_FSA](#)

[2023-129_Site_PlanRev_24_1_17](#)

HEARINGS**33. Rezoning Petition: 2022-121 by RK Investments Charlotte LLC**

Update: Petitioner is requesting deferral to March 18, 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

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

Update: Petitioner is requesting deferral to March 18, 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)

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

Update: Petitioner is requesting deferral to March 18, 2024

Location: Approximately 12.3 acres located along the north side of Rocky River Road and the east side of John Russell Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

Current Zoning: NS (neighborhood services)

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

36. Rezoning Petition: 2022-029 by Wade Miller - Skyline Townes, LLC

Location: Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue. (Council District 1 - Anderson)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_029_PHSA_DONE](#)

[2022_029_RevSitePlan_2024_01_18](#)

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

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)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_018_PHSA_DONE](#)

[2023_018_SitePlanRev_2024_1_15](#)

38. Rezoning Petition: 2023-162 by Northwood Ravin

Location: Approximately 36 acres located on the west side of Providence Road, north of Fairview Road, and west of Columbine Circle. (Council District 6 - Bokhari)

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

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

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_162_PHS_A_DONE](#)

[2023-162_SitePlan_Rev_2024_1_18](#)

39. Rezoning Petition: 2022-079 by Well Pappas Corporate Parcel Owner, LLC

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 (mixed use development district, optional)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_079_PHS_A](#)

[2022_079_RevSitePlan_2024_01_15](#)

40. Rezoning Petition: 2022-107 by PARKMIMO LLC

Location: Approximately one acre located on the south side of Parkwood Avenue, east of Hawthorne Lane, north of Belvedere Avenue, and west of The Plaza. (Council District 1 - Anderson)

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

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 site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_107_PHS_A_DONE](#)

[2022_107_2024_RevSitePlan_2024_01_17](#)

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

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)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2022_154_PHSА_DONE](#)

42. Rezoning Petition: 2022-210 by RRPVI SEBP Charlotte, LP

Location: Approximately 45.67 acres located on the west side of South Tryon Street, north side of Clanton Road, and east side of Interstate 77. (Council District 3 - Brown)

Current Zoning: ML-1 (manufacturing & logistics - 1), CG (general commercial), B-2(CD) (general business, conditional), MUDD-O (mixed-use development district, optional)

Proposed Zoning: MUDD-O (mixed-use development district, optional) and 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 transportation, site and building design, and land use as well as requested technical revisions.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_210_PHSА_DONE](#)

[2022_210_RevSitePlan_2024_01_15](#)

43. Rezoning Petition: 2023-178 by Crosland SE Communities

Location: Approximately 2.96 acres located south of Arrowood Road, east of Microsoft Way, and north of Hanson Road. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: RC(CD)EX (research campus, conditional, exception district)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_178_PHSА_DONE](#)

[2023_178_SitePlan](#)

44. Rezoning Petition: 2023-111 by Tarun Jetani

Location: Approximately 1.88 acres located along the north side of Henderson Circle, west of Old Statesville Road, and south of Ratcliff Lane. (Council District 2 - Graham)

Current Zoning: MHP (manufactured home park)

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_111_PHSА_DONE](#)

45. Rezoning Petition: 2023-125 by Clay Robinson

Location: Approximately 8.035 acres located along the west side of Statesville Avenue and the south side of Tipton Drive. (Council District 1 - Anderson)

Current Zoning: ML-1 (manufacturing and logistics-1) and N2-B (neighborhood 2-B)

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_125_PHSА_DONE](#)

46. Rezoning Petition: 2023-131 by Wenqiang Ye

Location: Approximately 0.764 acres located along the east side of South Boulevard, north of East Woodlawn Road, and west of Connecting Road. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_131_PHSА_DONE](#)

47. Rezoning Petition: 2023-138 by Sankofa Partners LLC

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. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_138_PHSА_DONE](#)

48. Rezoning Petition: 2023-142 by Abacus Capital

Location: Approximately 3.7 acres located along the south side of Tuckaseegee Road, north of Jay Street, and east of Thrift Road. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics)

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_142_PHSА_DONE](#)

49. Rezoning Petition: 2023-143 by Abacus Capital

Location: Approximately 6.6 acres located on the northwest side of Toomey Avenue, north of West Tremont Avenue, and east of Interstate 77. (Council District 3 - Brown)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023 143 PHSA DONE](#)

50. Rezoning Petition: 2023-146 by TMP Properties, LLC

Location: Approximately 1.2 acres located on the north side of Tuckaseegee Road, west of Gesco Street, and south of State Street. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023-146 PHSA](#)

51. Rezoning Petition: 2023-147 by Hendrick Automotive Group

Location: Approximately 17.31 acres located along the east side of Twin Lakes Parkway and north side of Interstate 485, south of Sam Roper Drive. (ETJ - BOCC: 1-Powell; Closet CC 4-Johnson)

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

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023 147 PHSA DONE](#)

[2023 147 RevSitePlan 2024 01 12](#)

52. Rezoning Petition: 2023-148 by The RMR Group LLC

Location: Approximately 0.52 acres located on the south side of Peterson Drive, west of Heriot Avenue, and north of Yancey Road. (Council District 3 - Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_148_PHSА](#)

53. Rezoning Petition: 2023-149 by Dickerson Reality Florida, Inc.

Location: Approximately 0.2 acres located on the south side of West Carson Boulevard and west of South Graham Street, north of West Palmer Street. (Council District 3 - Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_149_PHSА DONE](#)

54. Rezoning Petition: 2023-153 by Sterling Development, LLC

Location: Approximately 1.9 acres located on the west side of Taggart Creek Road, south of Boyer Street, and east of Billy Graham Parkway. (Council District 3 - Brown)

Current Zoning: ML-2(ANDO) (manufacturing and logistics-2, airport noise district overlay)

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_153_PHSА DONE](#)

55. Rezoning Petition: 2023-154 by UNC Capital LLC

Location: Approximately 7.17 acres located on the south side of York Road and west side of Youngblood Road. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

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

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

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_154_PHSА_DONE](#)

[2023_154_SitePlanRev_2024_1_15](#)

56. Rezoning Petition: 2023-158 by Kinsale Properties

Location: Approximately 0.99 acres located at the southwest intersection of Tuckaseegee Road and Jay Street, east of Thrift Road. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023-158_PHSА_DONE](#)

57. Rezoning Petition: 2023-159 by Pulte Home Company, LLC

Location: Approximately 28.4 acres located on the west side of Beatty Drive and east side of Brick Yard Road Extension, south of Wilkinson Boulevard. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: MHP (manufactured home park)

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

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

Attachments:

Pre-Hearing Staff Analysis

[2023_159_PHSА_DONE](#)

58. Rezoning Petition: 2023-161 by Childress Klein Properties

Location: Approximately 9.82 acres located on the east side of Beam Road, south of Pine Oaks Drive, and north of Cross Beam Drive. (Council District 3 - Brown)

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay), N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023 161 PHSA DONE](#)