

City of Charlotte

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



Zoning Agenda

Tuesday, January 5, 2021

**Charlotte-Mecklenburg Government Center - Virtual
Meeting**

Zoning Committee Work Session

Keba Samuel - Chairperson

Erin Barbee

Andrew Blumenthal

Peter Kelly

Elizabeth McMillian

Victoria Nwasike

Douglas Welton

Zoning Committee Work Session

Zoning Items

1. Rezoning Petition: 2019-037 by Jay Kamdar

Location: Approximately 3.08 acres located on the west side of Sam Wilson Road, north of Performance Road. (Outside City Limits; Closest to District 3 - Watlington)

Current Zoning: R-17MF LWPA (multi-family residential, Lake Wylie watershed - overlay, protected area)

Proposed Zoning: B-2 LWPA (general business, Lake Wylie watershed - overlay, protected area)

Public Hearing Held: December 21, 2020 - Item #27

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2019_037 PostHSA DONE](#)

[2019-037 RevSitePlan 2020 12 29](#)

[2019_037 Consistency Statement DONE](#)

2. Rezoning Petition: 2019-089 by Alpa Parmar

Location: Approximately 16.7 acres located on the north side of Queen City Drive, east of Little Rock Road, south of Tuckaseegee Road, north of I-85. (Council District 3 - Watlington)

Current Zoning: R-17 MF AIR (multi-family residential, airport noise overlay)

Proposed Zoning: B-2 (CD) AIR (general business, conditional, airport noise overlay)

Public Hearing Held: December 21, 2020 - Item #28

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2019_089 PostHSA DONE](#)

[2019-089 RevSitePlan 2020 12 29](#)

[2019_089 Consistency Statement DONE](#)

3. Rezoning Petition: 2019-173 by McCraney Property Company

Location: Approximately 150.0 acres located off Garrison Rd, west of I-485 and south of West Blvd. (Outside City Limits - nearest Council District 3 - Watlington)

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

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

Public Hearing Held: December 21, 2020 - Item #29

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2019 173 PostHSA DONE](#)

[2019-173 RevSitePlan 2020 12 28](#)

[2019 173 Consistency Statement DONE](#)

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)

Public Hearing Held: December 21, 2020 - Item #31

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2020 038 PostHSA DONE](#)

[2020 038 RevSitePlan 2020 12 31](#)

[2020 038 Consistency Statement DONE](#)

5. Rezoning Petition: 2020-086 by Greystar GP II, LLC

Location: Approximately 71.94 acres located on the south side of University City Boulevard, west of Interstate 485, north of Mineral Springs Road. (Council District 4 -Johnson)

Current Zoning: RE-2 (research and RE-2 (CD) (research, conditional)

Proposed Zoning: R-12 MF (CD) (multi-family residential, conditional) with five-year vested rights.

Public Hearing Held: December 21, 2020 - Item #32

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 086 PostHearing SA DONE](#)

[2020-086 RevSitePlan 2020 12 28](#)

[2020 086 Consistency DONE](#)

6. Rezoning Petition: 2020-088 by WSB Retail Partners, LLC

Location: Approximately 49.79 acres located along the northeast side of Prosperity Church Road and the south side of Johnston Oehler Road. (Council District 4 -Johnson)

Current Zoning: MX-1 (mixed use) and R-3 (single-family residential)

Proposed Zoning: CC (commercial center) UR-2 (CD) (urban residential, conditional) with five-years vested rights.

Public Hearing Held: December 21, 2020 - Item #30

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 088 Post Hearing SA DONE](#)

[2020-088 RevSitePlan 2020 12 28](#)

[2020 088 Consistency DONE](#)

7. Rezoning Petition: 2020-091 by Mecklenburg County

Location: Approximately 40.85 acres located east of Nations Ford Road, west of Interstate 77, and south of Sharview Circle. (Council District 3 - Watlington)

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

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

Public Hearing Held: December 21, 2020 - Item #33

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_091_Post_SA_DONE](#)

[2020_091_RevSitePlan_2020_12_29](#)

[2020_091_Consistency_Statement_DONE](#)

8. Rezoning Petition: 2020-102 by J.S. & Associates, Inc.

Location: Approximately 23.369 acres located along the northwest side of Neal Road, on the southwest side of IBM Drive, west of Highway 85. (Council District 4 -Johnson)

Current Zoning: R-8 MF (CD) (multi-family residential, conditional) and R-4 (single-family residential)

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

Public Hearing Held: December 21, 2020 - Item #34

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2020_102_Post_Hearing_SA_DONE](#)

[2020-102_RevSitePlan_2020_12_28](#)

[2020_102_Consistency_DONE](#)

9. Rezoning Petition: 2020-107 by Drakeford Communities

Location: Approximately 1.3 acres located along the east side of Briar Creek Road, north of Carolyn Drive, and south of Central Avenue. (Council District 1 - Egleston)

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

Proposed Zoning: R-8 (CD) (single-family residential, conditional)

Public Hearing Held: December 21, 2020 - Item #35

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_107_PostHSA_DONE](#)

[2020_107_RevSitePlan_2020_12_29](#)

[2020_107_consistency_DONE](#)

10. Rezoning Petition: 2020-111 by MR3 Development, LLC

Location: Approximately 1.61 acres located north of Dixie River Road, just west of Shopton Road. (Outside City Limits; Closest to District 3 - Watlington)

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

Proposed Zoning: CC (commercial center)

Public Hearing Held: December 21, 2020 - Item #36

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_111_Post_SA_DONE](#)

[2020_111_SitePlan_2020_12_22](#)

[2020_111_Consistency_Statement_DONE](#)

11. Rezoning Petition: 2020-121 by James Doyle - Chamberlain Townhomes, LLC

Location: Approximately 1.10 acres located along the east side of South Turner Avenue, the west side of Bacon Avenue and south of Rozzelles Ferry Road. (Council District 2 - Graham)

Current Zoning: I-1 and R-22 MF (general industrial and multi-family residential)

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

Public Hearing Held: December 21, 2020 - Item #37

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2020 121 Post SA DONE](#)

[2020 121 RevSitePlan 2020 12 28](#)

[2020 121 Consistency Statement DONE](#)

12. Rezoning Petition: 2020-126 by Carolina Capital Real Estate Partners

Location: Approximately 4.25 acres located along the east side of Yeoman Road, southwest of Verbena Street and west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-TR (transit-oriented development - transition)

Public Hearing Held: December 21, 2020 - Item #38

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 126 PostHSA DONE](#)

[2020 126 consistency DONE](#)

13. Rezoning Petition: 2020-129 by Providence Group Capital, LLC

Location: Approximately 3.264 acres located south of the intersection of Dunavant Street and Tryon Street, northeast of Remount Road. (Council District 3 - Watlington)

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

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

Public Hearing Held: December 21, 2020 - Item #39

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 129 PostHSA DONE](#)

[2020 129 consistency DONE](#)

14. Rezoning Petition: 2020-130 by US 21 Holding Company, LLC

Location: Approximately 12.769 acres located along the west side of Statesville Road, along the north side of Lakeview Road, and east of Interstate 77. (Council District 2 - Graham)

Current Zoning: I-1 (light industrial)

Proposed Zoning: I-2 (general industrial)

Public Hearing Held: December 21, 2020 - Item #40

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 130 Post HSA DONE](#)

[2020 130 Consistency DONE](#)

15. Rezoning Petition: 2020-131 by John Nichols

Location: Approximately 1.54 acres located along the south side of Central Avenue, the east side of Hawthorne Lane, and north of Independence Boulevard. (Council District 1 - Egleston)

Current Zoning: B-2 PED (general business, pedestrian overlay)

Proposed Zoning: TOD-CC PED (transit-oriented development-community center, pedestrian overlay)

Public Hearing Held: December 21, 2020 - Item #41

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_131_PostHSA_DONE](#)

[2020_131_consistency_DONE](#)

16. Rezoning Petition: 2020-132 by 1124 Galloway, LLC

Location: Approximately 8.04 acres located on the north side of Galloway Road, east of Interstate 85, west of Interstate 485. (Council District 4 -Johnson)

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

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

Public Hearing Held: December 21, 2020 - Item #42

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_132_PostHearing_SA_DONE](#)

[2020-132_RevSitePlan_2020-11_16](#)

[2020_132_Consistency_DONE](#)

17. Rezoning Petition: 2020-136 by Scaffolding Solutions

Location: Approximately 8.95 acres located along the south side of W.T. Harris Boulevard, east of Old Statesville Road, and south of David Cox Road. (Council District 2 - Graham)

Current Zoning: I-1 (light industrial)

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

Public Hearing Held: December 21, 2020 - Item #43

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_136 Post Hearing SA DONE](#)

[2020-136RevSitePlan 2020_12_28](#)

[2020_136 Consistency DONE](#)

18. Rezoning Petition: 2020-138 by Rosemary Burt

Location: Approximately 0.472 acres located along the south side of Rutgers Avenue, the east side of Ligustrum Street, and west of Sugar Creek Road. (Council District 1 - Egleston)

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

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

Public Hearing Held: December 21, 2020 - Item #44

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2020_138 Post Hearing SA DONE](#)

[2020-138 RevSitePlan 2020_12_28](#)

[2020_138 Consistency DONE](#)

19. Rezoning Petition: 2020-139 by Red Cedar Capital Partners

Location: Approximately 12.89 acres located along the west side of Browne Road, east of Sweetbriar Ridge Drive, and north of Hucks Road. (ETJ; Closest to District 4 -Johnson)

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

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

Public Hearing Held: December 21, 2020 - Item #45

Staff Resource: [Michael Russel](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_139_Post_HSA_DONE](#)

[2020_139_Consistency_DONE](#)

20. Rezoning Petition: 2020-140 by RJS Properties, Inc.

Location: Approximately 0.53 acres located in the southeast quadrant of the intersection of Zebulon Avenue and Rozzelles Ferry Road and west of Trade Street. (Council District 2 - Graham)

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

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

Public Hearing Held: December 21, 2020 - Item #46

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_140_Post_SA_DONE](#)

[2020_140_RevSitePlan_2020_12_29](#)

[2020_140_Consistency_Statement_DONE](#)

21. Rezoning Petition: 2020-149 by White Point Partners

Location: Approximately 1 acre located in the western quadrant of the intersection of Kingston Avenue and south Boulevard, east of Camden Road. (Council District 3 - Watlington)

Current Zoning: MUDD-O (mixed-use development, optional) and TOD-M (O) (transit-oriented development - mixed use, optional)

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

Public Hearing Held: December 21, 2020 - Item #47

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 149 PostHSA DONE](#)

[2020 149 consistency DONE](#)