

City of Charlotte

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



Zoning Agenda

Monday, December 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*

**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 7 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: 2024-002 by Fernando Rivera

Location: Approximately 0.62 acres located along the south side of Wallace Lane, west of Dorn Circle, and east of East Independence Boulevard. (Council District 5 - Molina)

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

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

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

[2024 002 ZCR](#)

[2024 002 FSA](#)

4. Rezoning Petition: 2024-051 by The Site Group, PLLC

Location: Approximately 3.44 acres located on the west side of Westpark Drive, east of Interstate 77, and south of Tyvola Road. (Council District 3 - Brown)

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

Proposed Zoning: IMU (CD) (innovation mixed-use, 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

[2024_051_ZCR](#)

[2024_051_FSA](#)

[2024_051_SitePlanRev_2024_11_22](#)

5. Rezoning Petition: 2024-095 by Tryon Advisors, LLC

Location: Approximately 6.508 acres located along the north side of Old Belmeade Drive, east of Belmeade Drive, and west of San Gabriel Avenue. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

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

Proposed Zoning: N1-A CCO (neighborhood 1-A, cottage court 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

[2024_095_ZCR](#)

[2024_095_FSA](#)

6. Rezoning Petition: 2024-097 by Hendrick Automotive Group, LLC

Location: Approximately 3.18 acres located along the east side of Twin Lakes Parkway and the south side of Sam Roper Drive, west of Northlake Auto Plaza Boulevard. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: OFC (office flex campus)

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

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

[2024_097_ZCR](#)

[2024_097_FSA](#)

7. Rezoning Petition: 2024-100 by 4000 Monroe, LLC

Location: Approximately 9.892 acres located along the south side of Monroe Road and the west side of North Wendover Road, north of the Norfolk Southern Railway. (Council District 1 - Anderson)

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

[2024_100_ZCR](#)

[2024_100_FSA](#)

DECISIONS**8. Rezoning Petition: 2024-121 by Charlotte Planning, Design & Development Department - Text Amendment**

Update: Petitioner is requesting deferral to January 21, 2025

The purpose of this text amendment to the UDO is to make changes that will result in better functionality. These changes provide greater clarity, new and updated definitions, adjusts use permissions and prescribed conditions, revises use names, updates graphics, and makes changes and additions to standards. There are proposed changes in 23 of the 39 Articles.

9. Rezoning Petition: 2023-023 by Horizon Development Properties, Inc.

Location: Approximately 8.55 acres located on the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. (Council District 6 - Bokhari)

Current Zoning: R-20MF (multi-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL 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

[2023_023_FSA](#)

[2023_023_ZCR](#)

[2024-023_SitePlanRev_24_12_11](#)

10. Rezoning Petition: 2023-038 by Levine Properties

Location: Approximately 84.16 acres located on the north and south side of Sardis Lane, and east side of Providence Road. (Council District 6 - Bokhari)

Current Zoning: N1-A (neighborhood - 1A), N2-B (neighborhood - 2B), R-20MF (multi-family), B-1SCD (neighborhood business shopping center district), and B-1(CD) (neighborhood business, conditional)

Proposed Zoning: UR-2 (urban residential - 2), MUDD(CD) (mixed-use development district, conditional), and MUDD-O (mixed-use development district, optional) with 5-years vested rights

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL 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

[2023_038_FSA](#)

[2023_038_ZCR](#)

[2024-038_SitePlanRev_24_11_7](#)

11. Rezoning Petition: 2023-039 by Northwood Ravin

Location: Approximately 20.12 acres bound by the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. (Council District 6 - Bokhari)

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

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

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL 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

[2023_039_ZCR](#)

[2023_039_FSA](#)

[2024-039_SitePlanRev_24_11_8](#)

12. Rezoning Petition: 2024-059 by Veer Homes, LLC

Location: Approximately 2.67 acres located at the southeast intersection of Sardis Road and Timber Lane, east of Providence Road. (Council District 6 - Bokhari)

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

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

[2024_059_ZCR](#)

[2024_059_FSA](#)

[2024_059_SitePlanRev_24_11_16](#)

13. Rezoning Petition: 2024-077 by The Drox Group, LLC

Location: Approximately 15.87 acres located on the east side of Sandy Porter Road, south of Arrowood Road, and north of Steelechase Drive. (Council District 3 - Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

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

Site Plan

[2024_077_ZCR](#)

[2024_077_FSA](#)

[2024_077_SitePlanRev_2024_12_5](#)

14. Rezoning Petition: 2024-083 by City of Charlotte

Location: Approximately 0.324 acres located along the north side of Parkwood Avenue and the east side of Pegram Street and approximately 0.197 acres located along the west side of Pegram Street, south of Parkwood Avenue. (Council District 1 - Anderson)

Current Zoning: UR-3(CD) (urban residential, conditional) and CG (general commercial)

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

[2024_083_ZCR](#)

[2024_083_FSA](#)

15. Rezoning Petition: 2024-089 by True Homes

Location: Approximately 4.09 acres located along the north side of Hovis Road, west of Wildwood Avenue. (Council District 2 - Graham)

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

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

[2024_089_ZCR](#)

[2024_089_FSA](#)

[2024-089_SitePlanRev_24_12_6](#)

16. Rezoning Petition: 2024-101 by EB Arrow Crystal Real Estate

Location: Approximately 20.56 acres located along the east side of J. W. Clay Boulevard, both the north and south sides of Waters Edge Village Drive, west of J. M Keynes Drive. (Council District 4 - Johnson)

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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2024 101 ZCR](#)

[2024 101 FSA](#)

[2024 101 RevSitePlan 2024 10 15](#)

HEARINGS**17. Rezoning Petition: 2024-109 by Charlotte Planning, Design & Development on behalf of Mary Dominick**

Update: Petitioner is requesting deferral to January 21, 2025

Location: Approximately 69.24 acres located along Burtonwood Circle, Chartwell Lane, Benita Drive, and along the west side of Monroe Road. (Council District 5 - Molina)

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

Proposed Zoning: N1-A RIO (neighborhood 1 - A, residential infill overlay)

18. Rezoning Petition: 2024-111 by The Presbyterian Home at Charlotte, Inc.

Update: Petitioner is requesting deferral to January 21, 2025

Location: Approximately 27.27 acres located along the west side of Sharon Road, south of Hazelton Drive, and east of Sunnybrook Drive. (Council District 6 - Bokhari)

Current Zoning: R-3(CD) (single-family, conditional), MUDD-O (mixed-use development district, optional), and INST(CD) SPA (institutional, conditional, site plan amendment)

Proposed Zoning: R-3(CD) SPA (single-family, conditional, site plan amendment), MUDD-O SPA (mixed-use development district, optional, site plan amendment), and INST(CD) SPA (institutional, conditional, site plan amendment)

19. Rezoning Petition: 2024-047 by Heaven Properties

Location: Approximately 12.77 acres located on the north side of Harris Houston Road, east of Kempsford Road, and west of Astoria Drive. (Council District 4 - Johnson)

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

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

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

[2024_047_PHS_A_DONE](#)

[2024_047_RevSitePlan_2024_11_12](#)

20. Rezoning Petition: 2024-087 by Penmith Holdings, LLC

Location: Approximately 6.8 acres located along the north side of Grier Road, the south side of Rocky River Road, east of Lassen Bay Place. (Council District 4 - Johnson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2024_087_PHSA](#)

[2024_087_RevSitePlan_2024_11_12](#)

21. Rezoning Petition: 2024-088 by Childress Klein

Location: Approximately 15.98 acres located along the north side of Rexford Road, south of Wickersham Road, and west of Colony Road. (Council District 6 - Bokhari)

Current Zoning: O-15(CD) (office, conditional)

Proposed Zoning: RAC(EX) (regional activity center, exception)

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

[2024_088_PHSA_DONE](#)

[2024-088_SitePlanRev_24_10_14](#)

22. Rezoning Petition: 2024-096 by 200E27, LLC

Location: Approximately 1.06 acres located along the southwest side of E 27th Street, southeast of N Tryon Street, north of N Brevard 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.

Attachments:

Pre-Hearing Staff Analysis

[2024_096_PHSA_DONE](#)

23. Rezoning Petition: 2024-098 by Helix Holdings, LLC

Location: Approximately 0.375 acres located along the north side of The Plaza, west of E Sugar Creek Road, and east of Sweetbriar Street. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2024_098_PHSА_DONE](#)

24. Rezoning Petition: 2024-099 by Mecklenburg County

Location: Approximately 24.75 acres located at the eastern end of Cagle Avenue, east of Sharon Amity Road and west of WT Harris Boulevard. (Council District 5 - Molina)

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

Proposed Zoning: IC-2(CD) (institutional campus-2, conditional)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Development Standards

[2024_099_PHSА_DONE](#)

[2024_099_Developmentstandards](#)

25. Rezoning Petition: 2024-102 by Drakeford Communities

Location: Approximately 11.9 acres located on the north side of Sunset Road, east of Paula Court, and west of Linda Vista Lane. (Council District 2 - Graham)

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

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

[2024_102_PHSА_DONE](#)

[2024_102_SitePlanRev_2024_11_11](#)

26. Rezoning Petition: 2024-105 by Angelo Tillman

Location: Approximately 1.99 acres located along the north side of Tom Hunter Road, west of Hidden Forest Drive, and south of I-85. (Council District 1 - Anderson)

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

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

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2024_105_PHSА_DONE](#)

[2024_105_RevSitePlan_2024_11_01](#)

27. Rezoning Petition: 2024-107 by Neelkanth Hospitality, LLC

Location: Approximately 3.19 acres located at the southwest intersection of West Arrowood Road and Microsoft Way, and east of Hanson Road. (Council District 3 - Brown)

Current Zoning: B-D(CD) (distributive business, conditional), and ML-1 (manufacturing and logistics-1)

Proposed Zoning: OG (office general)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2024_107_PHSА_DONE](#)

28. Rezoning Petition: 2024-108 by Olympia & Wright Homes

Location: Approximately 3.0 acres located along the south side of Mt Holly-Huntersville Road, on the west and east side of Pawley Drive, and North of Mt Holly Road. (Council District 2 - Graham)

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 transportation, environment, and site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2024_108_PHSА_DONE](#)

[2024-108_SitePlanRev_24_11_11](#)

29. Rezoning Petition: 2024-112 by Dreamkey Partners

Location: Approximately 4.4 acres located on the east side of Beatties Ford Road, south of Slater Road, and north of Cindy Lane. (Council District 2 - Graham)

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

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

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2024 112 PHSA DONE](#)

[2024 112 SitePlanRev 2024 11 11](#)

30. Rezoning Petition: 2024-114 by DreamKey Partners

Location: Approximately 3.80 acres located west of Statesville Road, north of Oakwood Drive, and south of Cochrane Drive. (Council District 2 - Graham)

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

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design in addition to a requested technical revision.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2024 114 PHSA DONE](#)

[2024 114 RevSitePlan 2024 11 11](#)

31. Rezoning Petition: 2024-115 by The Vue at Honeywood AM, LLC

Location: Approximately 6.95 acres located southeast of Montana Drive, northeast of Tennessee Avenue, and west of Southwest Boulevard. (Council District 2 - Graham)

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

Proposed Zoning: R-22MF(CD) SPA (multi-family, conditional, site plan amendment)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2024 115 PHSA DONE](#)

[2024-115 SitePlanRev 24 11 11](#)

