

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, August 4, 2020**

**Charlotte-Mecklenburg Government Center**

### **Zoning Committee Work Session**

***Keba Samuel - Chairperson***

***Erin Barbee***

***Andrew Blumenthal***

***Peter Kelly***

***Elizabeth McMillian***

***Victoria Nwasike***

***Douglas Welton***

## Zoning Committee Work Session

Deferral

### 1. Rezoning Petition: 2020-062 by i3i Ventures, LP

**Location:** Approximately 17.3 acres located east of Old Statesville Road, south of Gibbon Road, northwest of Garvin Drive. (Council District 2 - Graham)

## Zoning Items

### 2. Rezoning Petition: 2019-111 by Hive Fitness, LLC

**Location:** Approximately 4.1 acres located on the south side of Southside Drive, west of Old Pineville road, and east of Yancey Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** TOD-TR (transit transition)

**Public Hearing Held:** July 20, 2020 - Item #31

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019 111 Post HSA DONE](#)

[2019 111 Consistency Statement DONE](#)

### 3. Rezoning Petition: 2019-167 by Grubb Management, LLC

**Location:** Approximately 0.7 acres (two lots) located on the south side of State Street and north side of Katonah Avenue. (Council District 2 - Graham)

**Current Zoning:** I-2 (General Industrial) and R-8 (Single Family Residential)

**Proposed Zoning:** MUDD-O (Mixed Use Development, Optional)

**Public Hearing Held:** June 15, 2020 - Item #26

**Staff Resource:** Lisa Arnold

**Staff Recommendation:**

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

[2019\\_167\\_Post\\_Staff\\_DONE](#)

[2019-167\\_RevSitePlan\\_2020\\_7\\_28](#)

[2019\\_167\\_Consistency\\_Statement\\_DONE](#)

### 4. Rezoning Petition: 2019-168 by Suncrest Real Estate and Land

**Location:** Approximately 22.87 acres located on the north side of Oakdale Road between Miranda Road and Interstate 485. (Council District - Outside City limits)

**Current Zoning:** R-3 LWPA (single-family, residential, Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 (CD) LWPA (mixed use, conditional, Lake Wylie Protected Area)

**Public Hearing Held:** July 20, 2020 - Item #32

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2019\\_168\\_PostHSA\\_DONE](#)

[2019-168\\_RevSitePlan\\_2020\\_7\\_28](#)

[2019\\_168\\_Consistency\\_Stmnt\\_DONE](#)

## 5. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC

**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)

**Public Hearing Held:** July 20, 2020 - Item #30

**Staff Resource:** [William Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2019 179 PostHSA DONE](#)

[2019-179 RevSitePlan 2020 7 28](#)

[2019 179 Consistency Stmtn DONE](#)

## 6. Rezoning Petition: 2019-184 by Taft Mills Group

**Location:** Approximately 4.2 acres located to the east of W. T. Harris Boulevard, south of Woodland Circle and north of Interstate 485. (Council District 2 - Graham)

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

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

**Public Hearing Held:** July 20, 2020- Item #33

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2019 184 PostHSA DONE](#)

[2019-184 RevSitePlan 2020 6 16 comments](#)

[2019 184 Consistency Stmtn DONE](#)

## 7. Rezoning Petition: 2020-005 by Ronald Staley, Jr. of Verde Homes, LLC

**Location:** Approximately 0.92 acres located at the SW intersection of Allen Street and Parkwood Avenue in the Belmont community. (Council District 1 - Egleston)

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

**Proposed Zoning:** NS (neighborhood services)

**Public Hearing Held:** July 20, 2020 - Item #34

**Staff Resource:** [William Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 005 PostHSA DONE](#)

[2020 005 SitePlanRev 2020 07 27](#)

[2020 005 Consistency Stmtn DONE](#)

## 8. Rezoning Petition: 2020-007 by Erwin Capital

**Location:** Approximately 13.211 acres located along the northern side of Albemarle Road between Rocky River Church Road and Blair Road. (Outside City Limits)

**Current Zoning:** B-1 (CD) (neighborhood business, conditional)

**Proposed Zoning:** B-1 (CD) SPA (neighborhood business, conditional, site plan amendment)

**Public Hearing Held:** July 20, 2020 - Item #35

**Staff Resource:** [William Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 007 PHSA DONE](#)

[2020 007 RevSitePlan 2020 07 24](#)

[2020 007 Consistency Stmtn DONE](#)

## 9. Rezoning Petition: 2020-014 by Carolina Builders, LLC

**Location:** Approximately 3.9 acres located along the eastern side of Erwin Road and north of Tryon Street. (Council District 3 - Watlington)

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

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

**Public Hearing Held:** July 20, 2020 - Item #36

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 014 PostHSA DONE](#)

[2020 014 SitePlan 2020 7 1](#)

[2020 014 Consistency Statement DONE](#)

## 10. Rezoning Petition: 2020-017 by Aspen Heights Partners

**Location:** Approximately 2.75 acres located east of Baltimore Avenue, south of Remount Road, and north of Benjamin Street. (Council District 3 - Watlington)

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

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

**Public Hearing Held:** July 20, 2020 - Item #37

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2020 017 PostHSA DONE2](#)

[2020 017 RevSitePlan 2020 07 22](#)

[2020 017 Consistency Stmtn DONE](#)

## 11. Rezoning Petition: 2020-019 by Dependable Development, Inc.

**Location:** Approximately 18.17 acres located along Plaza Road Extension, east of Faires Road and west of its intersection with Interstate 485. (Council District 5 - Newton)

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

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

**Public Hearing Held:** July 20, 2020 - Item #38

**Staff Resource:** [William Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 019 PostHSA DONE](#)

[2020 019 RevSitePlan 2020 07 24](#)

[2020 019 Consistency Stmtn DONE](#)

## 12. Rezoning Petition: 2020-021 by K Sade Ventures, Inc.

**Location:** Approximately 4.56 acres located along the northern side of University City Boulevard, just west of the Mecklenburg/Cabarrus County line. - (Outside City limits)

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

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

**Public Hearing Held:** July 20, 2020 - Item #39

**Staff Resource:** [William Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 021 PostHSA DONE](#)

[2020 021 RevSitePlan 2020 06 15](#)

[2020 021 Consistency Stmtn DONE](#)

### 13. Rezoning Petition: 2020-022 by Boulevard Real Estate Advisors, LLC

**Location:** Approximately 4.24 acres located at the northeast intersection of Anderson Street and Spencer Street in the NODA community.

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

**Proposed Zoning:** TOD-TR (transit-oriented development, transitional)

**Public Hearing Held:** July 20, 2020 - Item #40

**Staff Resource:** [William Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 022 PostHSA DONE](#)

[2020 022 Consistency Stmtnt DONE](#)

### 14. Rezoning Petition: 2020-034 by Jefferson Apartment Group

**Location:** Approximately 5.07 acres located .2 miles NE of I-277, SW of North Tryon Street, near Optimist Hall and Norfolk Southern's railyard. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** July 20, 2020 - Item #41

**Staff Resource:** [William Linville](#)

**Staff Recommendation:**

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

[2020 034 RevSitePlan 2020 07 27](#)

[2020 034 PostHSA DONE](#)

[2020 034 Consistency Stmtnt DONE](#)

## 15. Rezoning Petition: 2020-039 by Hinshaw Properties, LLC

**Location:** Approximately 0.44 acres located north of Firefighter Place, east of 7th Street, and west of Weddington Avenue. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** July 20, 2020 - Item #42

**Staff Resource:** Claire Lyte-Graham

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 039 PostHSA DONE](#)

[2020 039 RevSitePlan 2020 07 27](#)

[2020 039 Consistency Stmtnt DONE](#)

## 16. Rezoning Petition: 2020-046 by Take 5 Carolinas

**Location:** Approximately 1.09 acres located southwest of Whitehall Park Drive, on the north side of Tryon Street, east of Sandy Porter Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** I-1 (CD) SPA (light industrial, conditional, site plan amendment)

**Public Hearing Held:** July 20, 2020 - Item #43

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

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

[2020 046 PostHSA DONE](#)

[2020 046 RevSitePlan 2020 06 16](#)

[2020 046 Consistency Statement DONE](#)

## 17. Rezoning Petition: 2020-047 by Pecan Ridge of Charlotte, LLC

**Location:** Approximately 1.72 acres located on the eastern side of W. T. Harris Boulevard, north of Forest Drive, and south of Mount Holly-Huntersville Road. (Council District 2 - Graham)

**Current Zoning:** CC (commercial center)

**Proposed Zoning:** CC SPA (commercial center, site plan amendment)

**Public Hearing Held:** July 20, 2020 - Item #44

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 047 PostHSA DONE](#)

[2020-047 RevSitePlan 2020 7 27](#)

[2020 047 Consistency Stmtn DONE](#)

## 18. Rezoning Petition: 2020-048 by Flournoy Development Group

**Location:** Approximately 24.605 acres located along the eastern side of John Adams Road, north of Mallard Creek Church Road, and east of Interstate 85. (Council District 4 - Johnson)

**Current Zoning:** B-1 (CD) (neighborhood business, conditional), O-1 (CD) (office district, conditional)

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

**Public Hearing Held:** July 20, 2020 - Item #45

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 048 PostHSA DONE](#)

[2020-048 RevSitePlan 2020 7 27](#)

[2020 048 Consistency Stmtn DONE](#)

## 19. Rezoning Petition: 2020-051 by M/I Homes of Charlotte, LLC

**Location:** Approximately 21.90 acres located north of Interstate 485, on the south side of Ridge Road, and east of Cooper's Ridge Lane. (Council District 4 - Johnson)

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

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

**Public Hearing Held:** July 20, 2020 - Item #46

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

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

[2020\\_051\\_PostHSA\\_DONE](#)

[2020-051\\_RevSitePlan\\_2020\\_7\\_27](#)

[2020\\_051\\_Consistency\\_Stmnt\\_DONE](#)

## 20. Rezoning Petition: 2020-053 by Laurel Oak Farm, LLC

**Location:** Approximately 1.32 acres located on the south side of Youngblood Road, west of Buckthorne Ridge Lane, and east of McKee Road. (Outside City Limits)

**Current Zoning:** R-3 (single-family residential) and MUDD-O (mixed use development, optional)

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

**Public Hearing Held:** July 20, 2020 - Item #47

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_053\\_PostHSA\\_DONE](#)

[2020\\_053\\_RevSitePlan\\_2020\\_06\\_16](#)

[2020\\_053\\_Consistency\\_Statement\\_DONE](#)

## 21. Rezoning Petition: 2020-054 by TriPointe Homes

**Location:** Approximately 13.27 acres located on the east side of Interstate 77, west of Tryon Street and South of Clanton Road. (Council District 3 - Watlington)

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

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

**Public Hearing Held:** July 20, 2020 - Item #48

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 054 PostHSA DONE](#)

[2020 054 RevSitePlan 2020 07 27](#)

[2020 054 Consistency DONE](#)

## 22. Rezoning Petition: 2020-058 by Novant Health, Inc.

**Location:** Approximately 38.0 acres located at the southeast intersection of Johnston Road and Providence Road West. (Council District 7 - Driggs)

**Current Zoning:** INST (CD) (institutional conditional)

**Proposed Zoning:** INST (CD) SPA (institutional, conditional, site plan amendment)

**Public Hearing Held:** July 20, 2020 - Item #49

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 058 PostHSA DONE](#)

[2020 058 SitePlan 2020 7 27](#)

[2020 058 Consistency Statement DONE](#)

### 23. Rezoning Petition: 2020-061 by White Point Partners, LLC

**Location:** Approximately 2.5 acres located along Brevard Street at its intersection with Belmont Avenue near the Optimist Hall development. (Council District 1 - Egleston)

**Current Zoning:** TOD-M (O) & I-2 (transit-oriented development, optional and heavy industrial)

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

**Public Hearing Held:** July 20, 2020 - Item #51

**Staff Resource:** [William Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 061 PostHSA DONE](#)

[2020 061 Consistency Stmtnt DONE](#)

### 24. Rezoning Petition: 2020-063 by Kappa Foundation of Charlotte

**Location:** Approximately 3.48 acres located at the west side of Beatties Ford Road, south of Pauline Lane, and north of Sunset Road. (Council District 2 - Graham)

**Current Zoning:** R-9 MF (CD) (multi-family residential, conditional), R-4 (single-family residential)

**Proposed Zoning:** INST (institutional)

**Public Hearing Held:** July 20, 2020 item #53

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 063 PostHSA DONE](#)

[2020 063 Consistency Stmtnt DONE](#)

### 25. Rezoning Petition: 2020-065 by Herman E. Ratchford

**Location:** Approximately 15.84 acres located on the south side of Albemarle Road, west of Regal Oaks Drive, and east of Farm Pond Lane. - (Council District 5 - Newton)

**Current Zoning:** O-1 (office)

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

**Public Hearing Held:** July 20, 2020 - Item #54

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 065 PostHSA DONE](#)

[2020 065 Consistency Stmtnt DONE](#)

## 26. Rezoning Petition: 2020-070 by Elmington Capital Group

**Location:** Approximately 5.8 acres located on the south side of Bullard Street, the north side of Joy Street, and west of Ashley Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** UR-2 (CD) SPA (urban residential, conditional, site plan amendment)

**Public Hearing Held:** July 20, 2020 - Item #55

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

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

[2020\\_070\\_PostHSA\\_DONE](#)

[2020-070\\_RevisedSitePlan\\_7-27-2020](#)

[2020\\_070\\_Consistency\\_Stmnt\\_DONE](#)

## 27. Rezoning Petition: 2020-092 by K Sade Ventures, Inc.

**Location:** Approximately 93.86 acres located on the north side of University City Boulevard at the Mecklenburg County/Cabarrus County line. (Outside City Limits)

**Current Zoning:** MX-1 (mixed residential)

**Proposed Zoning:** MX-2 (mixed residential)

**Public Hearing Held:** July 20, 2020 - Item #56

**Staff Resource:** [William Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_092\\_PostHSA\\_DONE](#)

[2020\\_092\\_RevSitePlan\\_2020\\_07\\_27](#)

[2020\\_092\\_Consistency\\_Stmnt\\_DONE](#)

## 28. Rezoning Petition: 2020-110 by City of Charlotte: General Services

**Location:** Approximately 2.5 acres located on the north side of Sweden Road, west of South Boulevard, and east of England Street. (Council District 3 - Watlington)

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

**Proposed Zoning:** I-2 (industrial)

**Public Hearing Held:** July 20, 2020 - Item #57

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020 110 PostHSA DONE](#)

[2020 110 Consistency Statement DONE](#)