

City of Charlotte

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



Zoning Agenda

Wednesday, November 4, 2020

**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: 2019-128 by Pulte Group, Inc.

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to December 1, 2020

Location: Approximately 240.32 acres located on the west side of Steele Creek Road, south of Sledge Road, east of Shopton Road. (Council District 3 - Watlington)

2. Rezoning Petition: 2019-085 by American Asset Corporation

Location: Approximately 23.89 acres located on the south side of W. Arrowood Road, west of Whitehall Executive Center Drive. (Council District 3 - Watlington)

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

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

Public Hearing Held: October 19, 2020 - Item #28

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2019_085_PostHSA_DONE](#)

[2019-085_RevSitePlan_2020_9_15 - Joe edit](#)

[2020_085_Consistency_Stmnt_DONE](#)

3. Rezoning Petition: 2020-049 by The Keith Corporation

Location: Approximately 156.32 acres located on the south side of Interstate 85, east of Moores Chapel Road, and north of Wilkinson Boulevard. (Outside City Limits/closest to District 3 - Watlington)

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

Proposed Zoning: I-2 (CD) LWPA LWCA (general industrial, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area)

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2020_049_PostHSA_DONE](#)

[2020-049_RevSitePlan_2020_10_26](#)

[2020_049_Consistency_DONE](#)

4. Rezoning Petition: 2020-089 by Pulte Group, Inc.

Location: Approximately 3.42 acres located on the west side of Briar Creek Road, north of Green Oaks Lane, and east of Wembley Drive. (Council District 1 - Egleston)

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

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

Public Hearing Held: October 19, 2020 - Item #31

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_089_PostSA_DONE](#)

[2020_089_SitePlanRev_2020_10_26](#)

[2020_089_consistency_DONE](#)

5. Rezoning Petition: 2020-090 by Remount, LLC

Location: Approximately 1.566 acres located along the south side of Watson Drive, the west of Remount Road, and north of West Boulevard. (Council District 3 - Watlington)

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

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

Public Hearing Held: October 19, 2020 - Item #32

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_090_PostHearingSA_DONE](#)

[2020_090_Consistency_Statement_DONE](#)

6. Rezoning Petition: 2020-093 by Griffman Investments, LLC

Location: Approximately 1.41 acres located along the east side of Griffith Street, the west side of LYNX Blue Line, and south of Poindexter Drive. (Council District 3 - Watlington)

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

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

Public Hearing Held: October 19, 2020 - Item #33

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_093_PostSA_DONE](#)

[2020_093_Consistency_DONE](#)

7. Rezoning Petition: 2020-094 by Childress Klein

Location: Approximately 9.54 acres located north of Perimeter Pointe Parkway, west of Rebecca Avenue, and south of West Boulevard. (Council District 3 - Watlington)

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

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

Public Hearing Held: October 19, 2020 - Item #34

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2020_094_Post_SA_DONE](#)

[2020-094_RevSitePlan_2020_10_21](#)

[2020_094_Consistency_Statement_DONE](#)

8. Rezoning Petition: 2020-097 by 6800 Solelectron Owner, L.P.

Location: Approximately 12.40 acres located along the south side of Mallard Creek Road and along the east side of Penninger Circle. (Council District 2 - Graham)

Current Zoning: RE-1 (CD) (research, conditional) and INST (CD) (institutional, conditional)

Proposed Zoning: RE-1 (CD) (research, conditional) and RE-1 (CD) SPA (research, conditional, site plan amendment)

Public Hearing Held: October 19, 2020 - Item #35

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_097_Post_HearingSA_DONE](#)

[2020-097_RevSitePlan_2020_10_26](#)

[2020_97_Consistency_DONE](#)

9. Rezoning Petition: 2020-098 by AHI 3100, LLC

Location: Approximately 4.18 acres located south of N. Tryon Street and its intersection with E. 36th Street in the NoDa community. (Council District 1 - Egleston)

Current Zoning: B-2 (general business), I-1 (industrial)

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

Public Hearing Held: October 19, 2020 - Item #36

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_098_PostHSA_DONE](#)

[2020_098_Consistency_DONE](#)

10. Rezoning Petition: 2020-099 by D. R. Horton

Location: Approximately 20.88 acres located along the southeast side of Mallard Creek Road and north of Morris Estate Drive. (Council District 2 - Graham)

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

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

Public Hearing Held: October 19, 2020 - Item #37

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of technical revisions related to transportation.

[2020_099_Post_Hearing_SA_DONE](#)

[2020-099_RevSitePlan_2020_10_26](#)

[2020_099_Consistency_DONE](#)

11. Rezoning Petition: 2020-100 by Delray Ventures, LLC

Location: Approximately 4.9 acres located along the south side of Sharon Amity Road, east of Addison Drive, and west of Water Oak Road. (Council District 5 - Newton)

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

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

Public Hearing Held: October 19, 2020 - Item #38

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution the technical revisions related to transportation and stormwater.

[2020_100_PostSA_DONE](#)

[2020_100_SitePlanRev_2020_10_29](#)

[2020_100_Consistency_Statement_DONE](#)

12. Rezoning Petition: 2020-101 by White Point Paces Partners, LLC

Location: Approximately 4.005 non-contiguous acres between three parcels located in the Optimist Park community in the vicinity of Optimist Hall. (Council District 1 - Egleston)

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

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

Public Hearing Held: October 19, 2020 - Item #39

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_101_PostHSA_DONE](#)

[2020_101_Consistency_DONE](#)