

City of Charlotte

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



Zoning Agenda

Tuesday, June 4, 2024

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Terry Lansdell

Shana Neeley

Wil Russell

Clayton Sealey

Rebekah Whilden

Rick Winiker

Zoning Committee Work Session

Zoning Item

1. **Calendar Update for Zoning Committee Work Session: (ITEM FOR VOTE)**

- Consider updates to July calendar.

2. **Rezoning Petition: 2023-164 by Eden Acquisitions LLC**

Update: Petitioner is requesting deferral to July 2, 2024

Location: Approximately 23.42 acres located along the east side of South Tryon Street and west side of Steele Creek Road, north of Hamilton Road. (Council District 3 - Brown)

Current Zoning: N1-A (neighborhood 1-A) and IC-1 (institutional campus-1)

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

3. **Rezoning Petition: 2024-008 by Bank OZK**

Update: Petitioner is requesting deferral to July 2, 2024

Location: Approximately 0.776 acres located at the northeast intersection of South Boulevard and Starmount Cove Lane, east of England Street. (Council District 6 - Bokhari)

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

Proposed Zoning: CG(CD) (general commercial, conditional)

4. **Rezoning Petition: 2024-024 by Orissa Holdings, LLC**

Update: Petitioner is requesting deferral to July 2, 2024

Location: Approximately 9.13 acres located along the north side of Interstate 485, south of University City Boulevard. (ETJ - BOCC: 3-Dunlap; Closest CC 4-Johnson)

Current Zoning: MX-2 (mixed use district-2)

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

5. Rezoning Petition: 2024-033 by Charlotte Planning, Design, & Development - Text Amendment

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 29 of the 39 Articles.

Public Hearing Held: May 20, 2024 - Item #11

Staff Resource: [Kevin May / Alan Goodwin](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_033_PostHSA](#)

[2024-033 UDO Text Amendment - Clean Up #3 rev. 2](#)

[2024_033_Consistency_DONE](#)

6. Rezoning Petition: 2024-023 by City of Charlotte

Location: Approximately 11.79 acres located on the north side of Billy Graham Parkway, at the eastern end of Woodridge Center Drive. (Council District 3 - Brown)

Current Zoning: I-1(CD) (light industrial, conditional), I-2(CD) (general industrial, conditional)

Proposed Zoning: ML-2 (manufacturing & logistics 2)

Public Hearing Held: May 20, 2024 - Item #12

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_023_PostHSA](#)

[2024_023_consistency](#)

7. Rezoning Petition: 2022-121 by RK Investments Charlotte LLC

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

Public Hearing Held: March 18, 2024 - Item #39

Staff Resource: [John Kinley](#)

Staff Recommendation: Staff recommends approval of this petition.

[2022_121_PostHSA](#)

[2022_121_siteplanRev_24_5_23](#)

[2022_121_CS](#)

8. Rezoning Petition: 2024-031 by Panthers Stadium, LLC

Location: Approximately 12.04 acres located on the east side of South Cedar Street, west of 4th Street, and north of Mint Street. (Council District 2 - Graham)

Current Zoning: MUDD-O (mixed-use development district, optional) CAC-2 (community activity center - 2), and N2-C (neighborhood 2 - C)

Proposed Zoning: UE(EX) (uptown edge, exception)

Public Hearing Held: May 20, 2024 - Item #15

Staff Resource: [Holly Cramer](#)

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

[2024_031_PostHSA_DONE](#)

[2024_031_RevSitePlan_2024_05_23](#)

[2024_031_consistency](#)

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

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)

Public Hearing Held: January 16, 2024 - Item #43

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

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

[2022 224 PostHSA](#)

[2022 224 RevSitePlan 2023 11 15](#)

[2022 224 Consistency DONE](#)

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

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 district, optional)

Public Hearing Held: April 15, 2024 - Item #34

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this upon resolution of a requested technical revision.

[2023 033 PostHSA DONE](#)

[2023 033 RevSitePlan 2024 05 29](#)

[2023 033 consistency](#)

11. Rezoning Petition: 2023-071 by Mt. Holly Investments, LLC

Location: Approximately 3.85 acres located at the southwest intersection of Oakdale Road and Mt. Holly-Huntersville Road, north of Interstate 485. (ETJ; BOCC District 1 - Powell; Closest to Council District 4 - Johnson)

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

Proposed Zoning: CG(CD) (general commercial, conditional)

Public Hearing Held: May 20, 2024 - Item #16

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_071_PostHSA](#)

[2023_071_RevSitePlan_2024_05_23](#)

[2023_071_Consistency](#)

12. Rezoning Petition: 2023-112 by FCA, LLC

Location: Approximately 5.03 acres located at the dead-end of Christie Lane, north of Douglas Drive, east of Steele Creek Road. (Council District 3 - Brown)

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

Proposed Zoning: ML-2(CD) ANDO (manufacturing and logistics 2, conditional, airport noise disclosure overlay)

Public Hearing Held: March 18, 2024 - Item #44

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_112_PostHSA](#)

[2023_112_SitePlanRev_2024_3_21](#)

[2023_112_Consistency](#)

13. Rezoning Petition: 2023-120 by Ascent Real Estate Capital, LLC

Location: Approximately 3.50 acres located along the south side of Central Avenue, west of Progress Lane, and east of Norland Road. (Council District 5 - Molina)

Current Zoning: O-1(CD) (office, conditional) and N2-B (neighborhood 2-B)

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

Public Hearing Held: May 20, 2024 - Item #17

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

Staff Recommendation: Staff recommends approval of this petition.

[2023_120_PostHSA](#)

[2023_120_DevelopmentStandards_2024_05_31](#)

[2023_120_Consistency](#)

14. Rezoning Petition: 2023-172 by BVB Properties, LLC

Location: Approximately 0.78 acres located at the southeast intersection of Mt. Holly-Huntersville Road and Lawing School Road, west of Bellhaven Boulevard. (Council District 2 - Graham)

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

Proposed Zoning: CG(CD) (general commercial, conditional)

Public Hearing Held: March 18, 2024 - Item #56

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_172_PostHSA_DONE](#)

[2023-172_SitePlanREV_24_5_23](#)

[2023_172_Consistency](#)

15. Rezoning Petition: 2023-173 by Josaih Boling

Location: Approximately 2.06 acres located at the southwest intersection of Commercial Avenue and Eastway Drive, north of East Sugar Creek Road. (Council District 1 - Anderson)

Current Zoning: OFC (office flex campus) and ML-1 (manufacturing and logistics 1)

Proposed Zoning: IMU (innovation mixed use)

Public Hearing Held: May 20, 2024 - Item #19

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_173_PostHSA](#)

[2023_173_consistency](#)

16. Rezoning Petition: 2024-001 by Jessica M Moreno Hernandez

Location: Approximately 0.42 acres located on the north side of Victoria Avenue, west of Old Statesville Road, and south of Autumn Oak Drive. (Council District 2 - Graham)

Current Zoning: MHP (mobile home park)

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

Public Hearing Held: May 20, 2024 - Item #20

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_001_PostHSA](#)

[2024_001_Consistency_DONE](#)

17. Rezoning Petition: 2024-003 by ATAPCO Properties Inc.

Location: Approximately 16.91 acres located on the west side of Old Statesville Road and north and south side of Ratcliff Lane, south of West W.T. Harris Boulevard. (Council District 2 - Graham)

Current Zoning: CG (general commercial) and MHP (manufactured home park)

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

Public Hearing Held: May 20, 2024 - Item #21

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_003_PostHSA](#)

[2024_003_SitePlanRev_24_5_23](#)

[2024_003_Consistency](#)

18. Rezoning Petition: 2024-007 by Oak Hill Management

Location: Approximately 7.34 acres located at the southeast corner and southwest corner of Executive Center Drive and Albemarle Road. (Council District 5 - Molina)

Current Zoning: OFC (office flex campus)

Proposed Zoning: CAC-1 (commercial activity)

Public Hearing Held: May 20, 2024 - Item #22

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

Staff Recommendation: Staff recommends approval of this petition.

[2024_007_PostHSA_DONE](#)

[2024_007_Consistency](#)

19. Rezoning Petition: 2024-009 by Ramon Adames

Location: Approximately 0.27 acres located on the north side of Ervin Lane, west of China Grove Church Road, and south of East Westinghouse Boulevard. (Council District 3 - Brown)

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

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

Public Hearing Held: May 20, 2024 - Item #23

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_009_PostHSA](#)

[2024_009_consistency](#)

20. Rezoning Petition: 2024-018 by iClub Investments, LLC

Location: Approximately 4.62 acres located at the northeast intersection of Harwood Lane and Mt. Holly-Huntersville Road, west of Country Lane. (Council District 2 - Graham)

Current Zoning: INST(CD) (institutional, conditional) and N1-A (neighborhood 1-A)

Proposed Zoning: NC(CD) (neighborhood center, conditional)

Public Hearing Held: May 20, 2024 - Item #24

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_018_PostHSA](#)

[2024-018_SitePlanRev_24_5_21](#)

[2024_018_Consistency](#)

21. Rezoning Petition: 2024-019 by 517 East 17th LLC

Location: Approximately 0.56 acres located at the northeast intersection of North Davidson Street and East 17th Street, south of Parkwood Avenue. (Council District 1 - Anderson)

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

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

Public Hearing Held: May 20, 2024 - Item #25

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_019_PostHSA](#)

[2024_019_consistency](#)

22. Rezoning Petition: 2024-020 by 35N 80W, LLC

Location: Approximately 1.88 acres located at the eastern end of Willetta Drive, east of Nations Ford Road, and west of Interstate 77. (Council District 3 - Brown)

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

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

Public Hearing Held: May 20, 2024 - Item #26

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_020_PostHSA](#)

[2024_020_consistency](#)

23. Rezoning Petition: 2024-021 by Foundry Commercial

Location: Approximately 10.20 acres located along the east side of Steele Creek Road, south of Byrum Drive, and north of Douglas Drive. (Council District 3 - Brown)

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

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

Public Hearing Held: May 20, 2024 - Item #27

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_021_PostHSA](#)

[2024_021_Consistency](#)