

City of Charlotte

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



Zoning Agenda

Monday, November 18, 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 10 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:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

3. Rezoning Petition: 2024-045 by Drakeford Communities

Location: Approximately 3.726 acres located along the south side of The Plaza, east of Aintree Road, and west of Lakedell Drive. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_045_ZCR](#)

[2024_045_FSA](#)

[2024_045_RevSitePlan_2024_11_08](#)

4. Rezoning Petition: 2024-049 by Shreeji Hospitality of University, LLC

Location: Approximately 3.96 acres located at the northeast intersection of North Tryon Street and Hampton Church Road, south of East McCullough Drive. (Council District 4 - Johnson)

Current Zoning: TOD-TR (transit-oriented development-transition) and N1-C (neighborhood 1-C)

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

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends APPROVAL of this petition.

[2024_049_ZCR](#)

[2024_049_FSA](#)

5. Rezoning Petition: 2024-075 by Arbo, LLC

Location: Approximately 1.4 acres located along the north side of Pineville-Matthews Road and the west side of Arboretum Drive. (Council District 7 - Driggs)

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

Proposed Zoning: CAC-1(CD) (community activity center-1, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_075_ZCR](#)

[2024_075_FSA](#)

[RZP 2024-075 Conditions_Rev3](#)

6. Rezoning Petition: 2024-080 by Diallo Mamdou Korka

Location: Approximately 1.658 acres located along the east side of North Graham Street and the north side of Oneida Road. (Council District 1 - Anderson)

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

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.

[2024_080_ZCR](#)

[2024_080_FSA](#)

7. Rezoning Petition: 2024-081 by Caldwell Development, LLC

Location: Approximately 0.461 acres located along the northeast side of Castleton Road, southwest of Craig Avenue, and northwest of North Sharon Amity Road. (Council District 5 - Molina)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_081_ZCR](#)

[2024_081_FSA](#)

8. Rezoning Petition: 2024-085 by AAAA Holdings, LLC

Location: Approximately 2.85 acres located along the east side of Westpark Drive, north of Griffith Road, and south of Tyvola Road. (Council District 3 - Brown)

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

Proposed Zoning: CG (general commercial)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_085_ZCR](#)

[2024_085_FSA](#)

9. Rezoning Petition: 2024-086 by Peak Sports Holdings, LLC

Location: Approximately 4.9 acres located along the south side of South Clarkson Street and the west side of West Summit Avenue, southeast of I-77. (Council District 3 - Brown)

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

Proposed Zoning: RAC(CD) (regional activity center, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_086_ZCR](#)

[2024_086_FSA](#)

[2024_086_SitePlanRev_2024_10_24](#)

10. Rezoning Petition: 2024-092 by Lucern Capital Partners

Location: Approximately 3.07 acres located along the north side of West W.T. Harris Boulevard, and the east side of Research Drive, west of I-85. (Council District 4 - Johnson)

Current Zoning: RE-3(CD) (research, conditional)

Proposed Zoning: CAC-1(EX) (community activity center-1, exception)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_092_ZCR](#)

[2024_092_FSA](#)

[2024_092_RevSitePlan_2024_10_25](#)

DECISIONS**11. Rezoning Petition: 2023-023 by Horizon Development Properties, Inc.**

Update: Petitioner is requesting deferral to December 16, 2024

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)

12. Rezoning Petition: 2023-038 by Levine Properties

Update: Petitioner is requesting deferral to December 16, 2024

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 1-A), N2-B (neighborhood 2-B), B-1SCD (business shopping center), B-1(CD) (neighborhood business, conditional), and R-20MF (multi-family residential)

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

13. Rezoning Petition: 2023-039 by Northwood Ravin

Update: Petitioner is requesting deferral to December 16, 2024

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)

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

Update: Petitioner is requesting deferral to December 16, 2024

Location: Approximately 15.87 acres located at along the east side of Sandy Porter Road, south of Brown Grier Road, and west of Whitehall Park 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)

15. Rezoning Petition: 2024-082 by City of Charlotte

Location: Approximately 7.05 acres located along the northwest side of South Tryon Street, east of West Tyvola Road, and south of Billy Graham Parkway. (Council District 3 -Brown)

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

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

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024_082_ZCR](#)

[2024_082_FSA](#)

[2024_082_SitePlanRev_2024_10_24](#)

16. 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.

[2024_083_ZCR](#)

[2024_083_FSA](#)

17. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC

Location: Approximately 0.79 acres located along the east side of Park Road, the south side of Selwyn Avenue, and north of Manning Drive. (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 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of the petition.

[2020_071_ZCR](#)

[2020_071_FSA_DONE](#)

[2020_071_SitePlanRev_2024_10_9](#)

18. 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)

Zoning Committee Recommendation: The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

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

[2022 224 ZCR](#)

[2022 224 FSA DONE](#)

[2022 224 RevSitePlan 2024 11 11](#)

19. Rezoning Petition: 2023-165 by Central Avenue Multifamily LLC

Location: Approximately 2.839 acres bound by the south side of Central Avenue, west side of Piedmont Street, north side of Sunnyside Avenue, and east side of the Independence/I-277 Ramp. (Council District 1 - Anderson)

Current Zoning: N1-D (neighborhood 1-D), NC (neighborhood center), O-6(CD) (office, conditional)

Proposed Zoning: CAC-1(EX) (community activity center-1, exception)

Zoning Committee Recommendation: The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends APPROVAL of this petition.

[2023 165 ZCR](#)

[2023 165 FSA](#)

[2023 165 RevSitePlan 2024 11 12](#)

20. 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 upon resolution of outstanding issues related to the environment.

[2024_059_ZCR](#)

[2024_059_FSA](#)

[2024-059_SitePlanRev_24_10_24](#)

HEARINGS**21. Rezoning Petition: 2024-047 by Heaven Properties**

Update: Petitioner is requesting deferral to December 16, 2024

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)

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

Update: Petitioner is requesting deferral to December 16, 2024

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)

23. Rezoning Petition: 2024-121 by Charlotte Planning, Design & Development Department - 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 23 of the 39 Articles.

Staff Recommendation:

Staff recommends approval of this petition.

[2024_121_PHSA_final](#)

[#2024-121\(Clean Up 4\)](#)

24. Rezoning Petition: 2024-072 by The Drakeford Company

Location: Approximately 19.58 acres located at the dead end of Harvest Hill Drive, east of Lawrence Orr Road, and north of Barcliff Drive. (Council District 5 - Molina)

Current Zoning: MX-1 INNOV (mixed use, innovative), N1-A (neighborhood 1-A), and IC-1 (institutional campus-1)

Proposed Zoning: MX-1 INNOV SPA (mixed use, innovative, site plan amendment) and 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, transportation, and the environment.

[2024_072_PHSA_DONE](#)

[2024_072_SitePlanRev_2024_10_14](#)

25. 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)

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

[2024 002 PHSA DONE](#)

26. 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.

[2023 088 PHSA DONE](#)

[2024-088 SitePlanRev 24 10 14](#)

27. 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)

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

[2024 089 PHSA DONE](#)

[2024-089 SitePlanRev 24 10 11](#)

28. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2024-095 PHSA DONE](#)

29. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2024 097 PHSA DONE](#)

30. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2024 100 PHSA DONE](#)

31. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2024 101 PHSA DONE](#)

[2024 101 RevSitePlan 2024 10 15](#)