

City of Charlotte

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



Meeting Agenda

Monday, December 18, 2023

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
Council Member Braxton Winston II

**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 18 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: 2019-109 by Miriam E. Franco

Location: Approximately 8.15 acres located on the south side of Park Drive, west of Remount Road and north of Watson Drive. (Council District 3 - Brown)

Current Zoning: N2-B (neighborhood 2-B zoning district)

Proposed Zoning: I-2 (CD) (general industrial, 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 Development Standards

[2019_109_ZCR](#)

[2019_109_FSA](#)

[2019_109_DevelopmentStandards_REV](#)

4. Rezoning Petition: 2022-096 by Kairoi Residential

Location: Approximately 33.03 acres located along the west side of John Adams Road, south side of Galloway Road, north of West Mallard Creek Church Road, and east of Interstate 85. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A), RE-3(CD) (research, conditional), OFC (office), CG (general commercial), B-1(CD) (neighborhood business, conditional)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_096_ZCR](#)

[2022_096_FSA](#)

[2022_096_RevSitePlan_2023_12_11](#)

5. Rezoning Petition: 2022-161 by Pulte Group

Location: Approximately 29.33 acres located at the southwest intersection of Steele Creek Road and Parkside Crossing Drive, south of Sledge Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Brown)

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

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

[2022_161_ZCR](#)

[2022_161_FSA](#)

[2022_161_SitePlanRev_2023_7_14](#)

6. Rezoning Petition: 2023-001 by Kairoi Residential

Location: Approximately 6.075 acres located on the north side of State Street, east of Ambassador Street, and west of Turner Avenue. (Council District 2 - Graham)

Current Zoning: I-2 (general industrial)

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

[2023 001 ZCR](#)

[2023 001 FSA](#)

[2023 001 SitePlanRev 2023 11 22](#)

7. Rezoning Petition: 2023-032 by The Keith Corporation

Location: Approximately 2.43 acres bound by the south side of Lamar Avenue, west side of Park Drive, north side of Clement Avenue, and east side of East 5th 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 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

[2023 032 ZCR](#)

[2023 032 FSA](#)

[2023 032 RevSitePlan 2023 11 22](#)

8. Rezoning Petition: 2023-036 by Leon & Jennifer Chisolm

Location: Approximately 9.23 acres located on the east side of Mallard Creek Road, north of Galloway Road, and west of Tavernay Parkway. (Council District 4 - Johnson)

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

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

[2023 036 ZCR](#)

[2023 036 FSA](#)

[2023 036 RevSitePlan 2023 11 22](#)

9. Rezoning Petition: 2023-064 by Southend Walk, LLC

Location: Approximately 9.072 acres located on the west side of South Tryon Street and south side of Orchard Circle, east of Interstate 77. (Council District 3 - Brown)

Current Zoning: N1-D (neighborhood 1-D), CG (general commercial), and I-1(CD) (light industrial, conditional)

Proposed Zoning: TOD-NC (transit-oriented development-neighborhood center)

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

[2023 064 ZCR](#)

[2023 064 FSA](#)

10. Rezoning Petition: 2023-077 by BPR Properties, LLC

Location: Approximately 2.782 acres located along the east side of Sanctuary Place, the north side of Twitter Lane, and the south side of University City Boulevard. (Council District 4 - Johnson)

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

Proposed Zoning: CAC-1 (community activity center-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

[2023 077 ZCR](#)

[2023 077 FSA](#)

11. Rezoning Petition: 2023-078 by Citisculpt, LLC

Location: Approximately 1.26 acres located along the southeast side of Kenilworth Avenue, the southwest side Greenwood Cliff and the northeast side of Harding Place. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: CAC-2 (community activity center - 2)

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

[2023 078 ZCR](#)

[2023 078 FSA](#)

12. Rezoning Petition: 2023-081 by M Industrial Property - Charlotte II, LLC

Location: Approximately 8.869 acres located along the east side of Yorkmont Road, south of Byrum Drive, and north of Oak Lake Boulevard. (Council District 3 - Brown)

Current Zoning: ML-1 ANDO (manufacturing and logistics 1, airport noise disclosure overlay)

Proposed Zoning: ML-2 ANDO (manufacturing and logistics 2, 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

[2023_081_ZCR](#)

[2023_081_FSA](#)

13. Rezoning Petition: 2023-082 by Metrolina Storage, LLC

Location: Approximately 8.6 acres located along the east side of Statesville Road, northwest of Old Statesville Road. (Council District 2 - Graham)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2023_082_ZCR](#)

[2023_082_FSA](#)

14. Rezoning Petition: 2023-085 by Rhyno Partners Coffee, LLC

Location: Approximately 0.241 acres located along the west side of The Plaza, north of Commonwealth Avenue, and south of Central Avenue. (Council District 1 - Anderson)

Current Zoning: B-2(CD) PED-O (general business, conditional, pedestrian - overlay)

Proposed Zoning: NC (neighborhood center)

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

[2023 085 ZCR](#)

[2023 085 FSA](#)

15. Rezoning Petition: 2023-090 by West Boulevard Neighborhood Coalition

Location: Approximately 3.544 acres located along the south side of West Boulevard, the west side of Clanton Road, and the east side of Romare Bearden Drive. (Council District 3 - Brown)

Current Zoning: O-2(CD) (office, conditional)

Proposed Zoning: NC (neighborhood center)

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

[2023 090 ZCR](#)

[2023 090 FSA](#)

16. Rezoning Petition: 2023-094 by Josh Jolley, Rosegate Holdings, LLC

Location: Approximately 3.52 acres located along the north side Johnston Oehler Road and south of Barrow Road. (Council District 4 - Johnson)

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

[2023_094_ZCR](#)

[2023_094_FSA](#)

[2023_094_RevSitePlan_2023_11_22](#)

17. Rezoning Petition: 2023-096 by Conformity Corp

Location: Approximately 1.00 acre located in the northeastern corner of the intersection of Ashley Road and Greenland Avenue. (Council District 3 - Brown)

Current Zoning: OFC (Office Flex Campus), N1-B (Neighborhood 1-B)

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

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

[2023_096_ZCR](#)

[2023_096_FSA](#)

18. Rezoning Petition: 2023-123 by Charlotte 212, LLC

Location: Approximately 4.26 acres located along the east side of West Sugar Creek Road, south of The Roman Road, and north of Equipment Drive. (Council District 4 - Johnson)

Current Zoning: CG (general commercial)

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

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

[2023 123 ZCR](#)

[2023 123 FSA](#)

DECISIONS**19. Rezoning Petition: 2022-071 by MTB Holdings, LLC**

Update: Petitioner has withdrawn this petition

Location: Approximately 2.11 acres located at the northeast intersection of East Exmore Street and Nations Crossings Road, west of Old Pineville Road. (Council District 3 - Brown)

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

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

20. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to January 16, 2024

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Brown)

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

Proposed Zoning: NS (neighborhood services)

21. Rezoning Petition: 2023-091 by Mecklenburg County

Update: Petitioner is requesting deferral to January 16, 2024

Location: Approximately 3.23 acres located along the northwest side of North College Street and both the east and west sides of East 7th Street. (Council District 1 - Anderson)

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

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

22. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to January 16, 2024

Location: Approximately 0.94 acres located at the southeast intersection of Commonwealth Avenue and The Plaza, north of East Independence Boulevard. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

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

23. Rezoning Petition: 2022-134 by Muhsin Muhammad II

Update: Petitioner is requesting deferral to January 16, 2024

Location: Approximately 15.48 acres located along the northeast side of Trojan Drive and east side of Outlets Boulevard, west of Steele Creek Road. (Council District 3 - Brown)

Current Zoning: O-2 (CD) (office, conditional), NS (neighborhood services)

Proposed Zoning: O-2 (CD) SPA (office, conditional, site plan amendment), NS SPA (neighborhood services, site plan amendment)

24. Rezoning Petition: 2021-277 by Buildom LLC

Location: Approximately 0.40 acres located on the east side of Providence Road, north side of Phil Aull Place, south of South Colonial Avenue. (Council District 6 - Bokhari)

Current Zoning: OFC (office flex campus)

Proposed Zoning: NC(CD) (neighborhood 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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021_277_ZCR](#)

[2021_277_FSA](#)

[2021_277_siteplanRev_23_11_29](#)

25. Rezoning Petition: 2023-097 by Drakeford Communities

Location: Approximately 0.64 acres located along the east side of Ashley Road, south of Alleghany Street. (Council District 2 - Graham)

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

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

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

[2023_097_ZCR](#)

[2023_097_FSA](#)

25b. Rezoning Petition: 2023-013 by Toll Brothers Apartment Living

Location: Approximately 19.75 acres located on the north side of Choate Circle between Legree Lane and Freshwell Road. (Council District 3- Brown)

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

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

[2023_013_ZCR_October](#)

[2023_013_FSA_DONE](#)

[2023_013_SitePlanRev_2023_9_21](#)

HEARINGS**26. Rezoning Petition: 2022-121 by RK Investments Charlotte LLC**

Update: Petitioner is requesting deferral to January 16, 2024

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

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

Update: Petitioner is requesting deferral to January 16, 2024

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-optional)

28. Rezoning Petition: 2023-053 by 400 Clement, LLC

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 0.307 acres located at the southeast intersection of Clement Avenue and East 7th Street, north of North Caswell Road. (Council District 1 - Anderson)

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

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

29. Rezoning Petition: 2022-107 by PARKMIMO LLC

Update: Petitioner is requesting deferral to February 19, 2024

Location: Approximately 1 acre located on the south side of Parkwood Avenue, east of Hawthorne Lane, north of Belvedere Avenue, and west of The Plaza. (Council District 1 - Anderson)

Current Zoning: N1-C (neighborhood 1-C) and N2-B (neighborhood 2-B)

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

30. Rezoning Petition: 2023-047 by Gustafson Partners Commercial Real Estate

Update: Petitioner is requesting deferral to January 16, 2024

Location: Approximately 2.25 acres located on the north and south side of Northlake Creek Drive, west side of Reames Road, and south side of West W.T. Harris Boulevard. (Council District 4 - Johnson)

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

Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

31. Rezoning Petition: 2023-130 by Charlotte Planning, Design, & Development - Text Amendment

The purpose of this text amendment is to make minor changes that will result in better functionality of the Unified Development Ordinance (UDO). Changes are proposed in 23 of the 39 Articles. These changes include updated language to provide greater clarity, updated graphics, new and updated definitions, adjustments to use permissions and prescribed conditions, revised use names, and minor changes and additions to standards.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Staff Analysis

Text Amendment

[2023_130_PHSА_DONE](#)

[2023-130 Text Amendment rev 1](#)

32. Rezoning Petition: 2023-037 by Shinnville Ridge Partners LLC/Courtney Sloan

Location: Approximately 1.21 acres located on the north side of Fairview Road, west of Wintercrest Lane, and east of Park Road. (Council District 6 - Bokhari)

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

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

[2023_037_PHSА_DONE](#)

[2023_037_RevSitePlan_2023_10_16](#)

33. Rezoning Petition: 2023-069 by Ravin Partners

Location: Approximately 80 acres located on the east side of East Independence Boulevard, north of Hayden Way, and west of Sam Newell Road. (Council District 5- Molina)

Current Zoning: N1-B (neighborhood 1 - B) and N2-B (neighborhood 2 - B)

Proposed Zoning: N1-B (neighborhood 1 - B) and N2-B (neighborhood 2 - B) and CG (general commercial)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_069_PHSА_DONE](#)

[2023_069_RevSitePlan_2023_11_13](#)

34. Rezoning Petition: 2023-122 by Empire Communities

Location: Approximately 9.24 acres located at the dead-end of Jenkins Avenue and along the west side of Wright Avenue. (Council District 5 - Molina)

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 environment and site and building design.

Attachments:

Pre-Hearing Staff Analysis
Site Plan

[2023 122 PHSA DONE](#)

[2023 122 RevSitePlan 2023 11 17](#)

35. Rezoning Petition: 2023-141 by Fifth Third Bank

Location: Approximately 0.434 acres located along the east side of Beatties Ford Road, south of Holly Street, and north of Dr Webber Avenue. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

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

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

Attachments:

Pre-Hearing Staff Analysis
Site Plan

[2023 141 PHSA DONE](#)

[2023 141 siteplan](#)

36. 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)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis
Site Plan

[2020 071 PHSA DONE](#)

[2020 071 SitePlanRev 23 11 13](#)

37. Rezoning Petition: 2021-085 by Raven Property Group, LLC

Location: Approximately 5.86 acres located on the east side of China Grove Church Road, south of Westinghouse Boulevard, and north of Blu Rail Way (Council District 3 - Brown)

Current Zoning: ML-1 (manufacturing & logistics 1), ML-2 (manufacturing & logistics 2), and N1-B (neighborhood 1-B)

Proposed Zoning: I-2(CD) (general industrial, 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

[2021 085 PHSA DONE](#)

[2021 085 SitePlanRev 2023 11 14](#)

38. Rezoning Petition: 2022-116 by Carmel Hills, Inc.

Location: Approximately 14.46 located along the southeast side of Carmel Road, west of Colony Road, and east of Mooreland Farms Road. (Council District 6 - Bohkari)

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

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

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022 116 PHSA DONE](#)

[2022-116 SitePlanrev 2023 11 13](#)

39. Rezoning Petition: 2023-118 by City of Charlotte

Location: Approximately 38 acres located north of the intersection of Wilkinson Boulevard and Little Rock Road, west of Stafford Drive and east of Barry Drive. (Council District 3 - Brown)

Current Zoning: ML-2 ANDO (manufacturing & logistics 2, airport noise disclosure overlay), ML-1 ANDO (manufacturing & logistics 2, airport noise disclosure overlay)

Proposed Zoning: RAC ANDO (regional activity center, airport noise disclosure overlay)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023 118 PHSA DONE](#)

40. Rezoning Petition: 2023-012 by Pope & Land Enterprises, Inc.

Location: Approximately 20.44 acres located in three development areas. Development Area A includes 16.01 acres and is located south of Yorkmont Road and west of Price Lane. Development Areas B and C total 4.43 acres and are located north of Tyvola Road and south of National Avenue. (Council District 3 - Brown)

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

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

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_012_PHSА_DONE](#)

[2023_012_SitePlanRev_2023_11_17](#)

41. Rezoning Petition: 2023-045 by Grubb Properties

Location: Approximately 10.6 acres bound by the south side of Abbey Place, east side of Park Road, west side of Hedgemore Drive, and north side of Mockingbird Lane. (Council District 6 - Bokhari)

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

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and urban forestry.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_045_PHSА_DONE](#)

[2023_045_RevSitePlan_2023_08_14](#)

42. Rezoning Petition: 2023-076 by Discovery Development, Inc.

Location: Approximately 4.5 acres located along the east side of Old Statesville Road, south of I-485. (ETJ - BOCC: 1-Powell; Closet CC 4-Johnson)

Current Zoning: N1-B (neighborhood 1 - B)
Proposed Zoning: N2-C (neighborhood 2 - C)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_076_PHSА_DONE](#)

43. Rezoning Petition: 2023-083 by Nicole Frambach

Location: Approximately 0.4 acres located on the west side of Mayfair Avenue, south of Seymour Drive, and north of Markland Drive. (Council District 3 - Brown)

Current Zoning: N1-C (neighborhood 1 - C)
Proposed Zoning: N2-B (neighborhood 2 - B)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_083_PHSА_DONE](#)

44. Rezoning Petition: 2023-084 by Clachan Properties

Location: Approximately 1.682 acres located along the west side of Hawthorne Lane, north of Central Avenue, and east of Louise Avenue. (Council District 1 - Anderson)

Current Zoning: ML-2 (manufacturing and logistics 2) and MUDD(CD) (mixed use development district, conditional)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_084_PHSА_DONE](#)

45. Rezoning Petition: 2023-086 by Steven Imobersteg

Location: Approximately 0.47 acres located along the east side of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road. (Council District 5 - Molina)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_086_PHSА_DONE](#)

46. Rezoning Petition: 2023-101 by 3100 Baucom Road, LLC

Location: Approximately 1.704 acres located along northeast side of Baucom Road, the northwest side of Wisdom Lane, north of Mallard Creek Road. (Council District 2 - Graham)

Current Zoning: O-1(CD) (office district, conditional)

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_101_PHSА_DONE](#)

47. Rezoning Petition: 2023-102 by Tri Pointe Homes Holdings, Inc.

Location: Approximately 9.07 acres located along the northeast side of Lawyers Road, south of Albemarle Road. (Council District 5 - Molina)

Current Zoning: OFC (office campus) and CG (general commercial)

Proposed Zoning: NC (neighborhood center)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_102_PHSА_DONE](#)

48. Rezoning Petition: 2023-103 by RangeWater Development, LLC

Location: Approximately 12.75 acres located along the east side of Atando Avenue, the south side of Robinson Crest, north of North Tryon Street. (Council District 1 - Anderson)

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

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

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

Attachments:

Pre-Hearing Staff Analysis

[2023_103_PHSa_DONE](#)

49. Rezoning Petition: 2023-105 by MJM Group Managers, Inc.

Location: Approximately 0.83 acres located along the east side of Speer Boulevard and the northeast side of West Tyvola Road. (Council District 3 - Brown)

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

Proposed Zoning: CAC-1 (community activity center-1)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_105_PHSa_DONE](#)

50. Rezoning Petition: 2023-107 by Penmith Holdings, LLC

Location: Approximately 12.3 acres located along the north side of Rocky River Road and the east side of John Russell Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

Current Zoning: NS (neighborhood services)

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 environment.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_107_PHSa_DONE](#)

[2023_107_RevSitePlan_2023_11_13](#)

51. Rezoning Petition: 2023-108 by Beacon Partners

Location: Approximately 8.6 acres located along the west side of Berryhill Road, north of Freedom Drive, and east of Camp Greene Street. (Council District 2 - Graham)

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

[2023_108_PHSА_DONE](#)

52. Rezoning Petition: 2023-109 by 123 E 27, LLC

Location: Approximately 0.89 acres located along the northeast side of East 27th Street, southeast of North Tryon Street, north of the LYNX Blue Line. (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

[2023_109_PHSА_DONE](#)

53. Rezoning Petition: 2023-110 by Savalex Homes, LLC

Location: Approximately 1.871 acres located along the east side of Susanna Drive, north of Hart Road, and west of Rozzelles Ferry Road. (Council District 2 - Graham)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_110_PHSА_DONE](#)

54. Rezoning Petition: 2023-115 by Eastgroup Properties, L.P.

Location: Approximately 5.716 acres located along the north side of Entrance Drive and the east side of Gable Road, south of Shopton Road. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise overlay district)

Proposed Zoning: ML-1 ANDO (manufacturing and logistics 1, airport noise overlay district)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_115_PHSА_DONE](#)

55. Rezoning Petition: 2023-116 by Stanley Martin Homes

Location: Approximately 10.003 acres located along the west side of Steele Creek Road, north of Long Talon Way, and south of Hamilton Road. (Council District 3 - Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_116_PHSА_DONE](#)

56. Rezoning Petition: 2023-119 by Lockstar, LLC

Location: Approximately 0.593 acres located along the north side of Cannon Avenue and the east side of North Graham Street, south of Oneida Road. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2023_119_PHSА](#)

57. Rezoning Petition: 2023-121 by Christian Brothers Automotive

Location: Approximately 1.72 acres located on the west side of Steele Creek Road, south of Shopton Road, and north of Interstate 485. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: CG (general commercial)

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2023_121_PHS](#)

[2023_121_SitePlan](#)