

City of Charlotte

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



Zoning Agenda

Tuesday, October 31, 2023

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

Update: Petitioner is requesting deferral to December 5, 2023

Location: Approximately 1.66 acres located at the southeast intersection of Steele Creek Road and Rigsby Road, north of Dixie River Road. (Council District 3 - Watlington)

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

Proposed Zoning: NS (neighborhood services)

2. 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)

Public Hearing Held: September 18, 2023 - Item #36

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_096_PostHSA](#)

[2022_096_RevSitePlan_2023_10_18](#)

[2022_096_Consistency](#)

3. Rezoning Petition: 2022-099 by Levine Properties

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)

Public Hearing Held: April 17, 2023 - Item #36

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

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

[2022_099_PostHSA](#)

[2022_099_RevSitePlan_2023_10_19](#)

[2022_099_consistency](#)

4. Rezoning Petition: 2023-011 by Brian Foushee

Location: Approximately 24.96 acres located on the south side of Allen Road East and east side of Citadel Place, west of Allen Road South. (Council District 1- Anderson)

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

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

Public Hearing Held: September 18, 2023 - Item #38

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_011_PostHSA](#)

[2023_011_RevSitePlan_2023_09_21](#)

[2023_011_Consistency](#)

5. Rezoning Petition: 2023-028 by Childress Klein Properties

Location: Approximately 48.21 acres located west of Quay Road, south of Mallard Creek Road, and northeast of Ridge Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

Current Zoning: R-22MF(CD) (multi-family residential- up to 22dua, conditional) and C-2 for the City of Concord portion

Proposed Zoning: R-22MF(CD) SPA (multi-family residential- up to 22dua, conditional, site plan amendment) and R-22MF(CD) with 5-year vested rights (multi-family residential- up to 22dua, conditional)

Public Hearing Held: October 16, 2023 - Item #31

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2023_028_PostHSA](#)

[2023_028_RevSitePlan_2023_10_19](#)

[2023_028_Consistency](#)

6. Rezoning Petition: 2023-043 by Drakeford Communities

Location: Approximately 7.01 acres located south of Alleghany Street, west of Ashley Road, and north of Bullard Street. (Council District 3 - Watlington)

Current Zoning: UR-2(CD) (urban residential, conditional) and N2-B (neighborhood 2 - B)

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

Public Hearing Held: October 16, 2023 - Item #32

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2023_043_PostHSA](#)

[2023_043_SitePlanRev_2023_10_19](#)

[2023_043_Consistency](#)

7. Rezoning Petition: 2023-052 by Providence Group Capital

Location: Approximately 0.447 acres located on the east side of West Summit Avenue, north of South Mint Street, and west of Winona Street. (Council District 3 - Watlington)

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

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

Public Hearing Held: October 16, 2023 - Item #34

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_052_PostHSA](#)

[2023_052_Consistency](#)

8. Rezoning Petition: 2023-054 by Smith Chelsi Bjorklund Hendric

Location: Approximately 0.79 acres located at the southwest intersection of Sardis Road North and Nolley Court, west of Monroe Road. (Council District 6 - Bokhari)

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

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

Public Hearing Held: October 16, 2023 - Item #35

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_054_PostHSA](#)

[2023_054_CS](#)

9. Rezoning Petition: 2023-059 by Queen City Airstream, LLC

Location: Approximately 6.85 acres located on the northeast side of West W.T. Harris Boulevard and south side of Hendry Road, north of Lakeview Road. (Council District 4 - Johnson)

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

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

Public Hearing Held: October 16, 2023 - Item #36

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_059_PostHSA](#)

[2023-059_Consistency](#)

10. Rezoning Petition: 2023-061 by Couchell/Tsahakis Properties, LLC

Location: Approximately 35.03 acres located on the north and south side of East Arrowhead Drive, east side of North Tryon Street, and south side of Heathway Drive. (Council District 4 - Johnson)

Current Zoning: ML-1 (manufacturing and logistics-1) and ML-2 (manufacturing and logistics-2)

Proposed Zoning: TOD-CC (transit oriented development - community center), TOD-NC (transit oriented development - neighborhood center), and TOD-UC (transit oriented development - urban center)

Public Hearing Held: October 16, 2023 - Item #37

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_061_PostHSA](#)

[2023_061_Consistency](#)

[2023_061_Zoning_Boundary_Map](#)

11. Rezoning Petition: 2023-063 by BMPI-EM801 LLC

Location: Approximately 0.998 acres located at the southeast intersection of East Morehead Street and Royal Court, west of Interstate 277, and north of South McDowell Street. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: UE (uptown edge)

Public Hearing Held: October 16, 2023 - Item #38

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_061_PostHSA](#)

[2023_061_Consistency](#)

12. Rezoning Petition: 2023-065 by ATC Properties & Management, LLC

Location: Approximately 3.89 acres located at the southeast intersection of Statesville Avenue and Sylvania Avenue, west of North Graham Street. (Council District 1 - Anderson)

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

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

Public Hearing Held: October 16, 2023 - Item #39

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_065_PostHSA](#)

[2023_065_consistency](#)

13. Rezoning Petition: 2023-067 by Childress Klein Properties

Location: Approximately 2.28 acres located on the east side of Apex Drive and north side of Coltsgate Road, west of Cameron Valley Parkway. (Council District 6 - Bokhari)

Current Zoning: MUDD-O (mixed use development district, optional) and N1-A (neighborhood 1 - A)

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

Public Hearing Held: October 16, 2023 - Item #29

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2023_067_PostHSA](#)

[2023_067_RevSitePlan_2023_10_19](#)

[2023_067_consistency](#)