

City of Charlotte

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



Zoning Agenda

Wednesday, September 4, 2024

Innovation Station - Conference Room 886

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Theresa McDonald

Shana Neely

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session

Zoning Item

- 1. Election of Vice-Chair of the Zoning Committee**
- 2. Rezoning Petition: 2024-094 by City of Charlotte Planning, Design & Development Department - Text Amendment**

The purpose of this text amendment is to modify the Unified Development Ordinance to address minor administrative items related to Tree Preservation Accounts and Neighborhood Character Overlay, and to correct scrivener's errors.

Public Hearing Held: August 19, 2024 - Item #21

Staff Resource: [Laura Harmon](#)

[2024 094 Post SA draft](#)

[07.22.2024 Administrative Text Amendment - Charlotte UDO](#)

[2024 094 Consistency](#)

- 3. Rezoning Petition: 2023-156 by Plant 4 Partners, Inc.**

Location: Approximately 16.08 acres located on the east side of East W. T. Harris Boulevard, north of Rocky River Road, and west of John Russell Road. (Council District 4 - Johnson)

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

Proposed Zoning: OFC (office flex campus)

Public Hearing Held: August 19, 2024 - Item #22

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023 156 PostHSA](#)

[2023 156 Consistency](#)

4. 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)

Public Hearing Held: August 19, 2024 - Item #23

Staff Resource: [Holly Cramer](#)

[2023_165_PostHSA_DONE](#)

[2023_165_RevSitePlan_2024_08_22](#)

[2023_165_consistency](#)

5. Rezoning Petition: 2024-008 by Bank OZK

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)

Public Hearing Held: May 20, 2024 - Item #13

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff does not recommend approval of this petition.

[2024_008_PostHSA_DONE](#)

[2024-008_SitePlanRev_24_8_20](#)

[2024_008_Consistency](#)

6. Rezoning Petition: 2024-015 by BV Belk Properties

Location: Approximately 0.38 acres located on the east side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

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

Proposed Zoning: CG (general commercial)

Public Hearing Held: August 19, 2024 - Item #25

Staff Resource: [Maxx Oliver](#)

[2024_015_PostHSA](#)

[2024_015_Consistency](#)

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

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)

Public Hearing Held: May 20, 2024 - Item #14

Staff Resource: [Michael Russell](#)

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

[2024_024_PostHSA_DONE](#)

[2024_024_RevSitePlan_2024_08_14](#)

[2024_024_Consistency](#)

8. Rezoning Petition: 2024-034 by Jackson Kastle, LLC

Location: Approximately 0.37 acres located on the north and south side of Bearwood Avenue and east side of East Sugar Creek Road, west of Eastway Drive. (Council District 1 - Anderson)

Current Zoning: CG (general commercial)

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

Public Hearing Held: June 17, 2024 - Item #35

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_034_PostHSA](#)

[2024_034_Consistency](#)

9. Rezoning Petition: 2024-052 by Providence Group Capital

Location: Approximately 1.58 acres located on the north side of West Woodlawn Road and west side of Wallingford Street, east of Interstate 77. (Council District 3 - Brown)

Current Zoning: CG (general commercial)

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

Public Hearing Held: August 19, 2024 - Item #26

Staff Resource: [Joe Mangum](#)

[2024_052_PostHSA](#)

[2024_052_Consistency](#)

10. Rezoning Petition: 2024-053 by JCB Urban Company

Location: Approximately 1.698 acres located on the north side of Sofley Road, west of West Sugar Creek Road, and east of Hillcrest Street. (Council District 1 - Anderson)

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

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

Public Hearing Held: August 19, 2024 - Item #27

Staff Resource: [Emma Knauerhase](#)

[2024_053_Post_HSA](#)

[2024_053_Consistency](#)

11. Rezoning Petition: 2024-056 by Vivo Investments LLC

Location: Approximately 5.2 acres located on the north side of Yorkmont Road, south of Billy Graham Parkway, and west of South Tryon Street. (Council District 3 - Brown)

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

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

Public Hearing Held: August 19, 2024 - Item #28

Staff Resource: [Joe Mangum](#)

[2024_056_PostHSA](#)

[2024_056_SitePlanRev_2024_8_22](#)

[2024_056_Consistency](#)

12. Rezoning Petition: 2024-058 by Wilkes Asset Management

Location: Approximately 2.85 acres located south of Ridge Road, east of Benfield Road, and north of Craven Thomas Road. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

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

Public Hearing Held: August 19, 2024 - Item #29

Staff Resource: [Michael Russell](#)

[2024_058_PostHSA](#)

[2024_058_RevSitePlan_2024_07_15](#)

[2024_058_Consistency](#)

13. Rezoning Petition: 2024-061 by Charlotte PEC, LLC

Location: Approximately 1.90 acres bound by the north side of East Trade Street, west side of North Davidson Street, south side of East 5th Street, and east side of North Caldwell Street. (Council District 1 - Anderson)

Current Zoning: UC (urban center)

Proposed Zoning: UC(EX) (urban center, exception)

Public Hearing Held: August 19, 2024 - Item #24

Staff Resource: [Holly Cramer](#)

[2024_061_PostHSA](#)

[2024_061_RevSitePlan_2024_08_22](#)

[2024_061_consistency](#)