

City of Charlotte

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



Zoning Agenda

Tuesday, October 4, 2022

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Phillip Gussman, Chairperson

Erin Barbee

Melissa Gaston

Ronnie Harvey

Courtney Rhodes

Wil Russell

Douglas Welton

Zoning Committee Work Session

Zoning Item

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

Update: Petitioner is requesting deferral to November 1, 2022

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

Current Zoning: R-3 (single-family residential)

Proposed Zoning: NS (neighborhood services)

2. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.

Update: Petitioner is requesting deferral to November 1, 2022

Location: Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane. (Council District 7 - Driggs)

Current Zoning: R-12 MF (CD) (multi-family residential, conditional)

Proposed Zoning: R-12 MF (CD) SPA (multi-family residential, conditional, site plan amendment)

3. Rezoning Petition: 2021-244 by Juarez Silva

Update: Petitioner is requesting deferral to November 1, 2022

Location: Approximately 1 acre located on the south side of Cindy Lane near the intersection with Bowline Drive. (Council District 2 - Graham)

Current Zoning: R-4 (single-family residential)

Proposed Zoning: I-1 (light industrial)

4. Rezoning Petition: 2021-274 by Dickerson Realty Florida, Inc.

Update: *Petitioner is requesting deferral to November 1, 2022*

Location: Approximately 0.57 acre located on the west side of West Carson Boulevard, north of South Mint Street, and east of West Palmer Street. (Council District 3 - Watlington)

Current Zoning: MUDD (mixed-use development)

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

5. Rezoning Petition: 2019-073 by Ravin Partners

Location: Approximately 1.91 acres along the north side of West Tremont Avenue, west of South Tryon Street, and east of Toomey Avenue. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Public Hearing Held: September 19, 2022 - Item #28

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019_073_PostHSA](#)

[2019_073_Consistency](#)

6. Rezoning Petition: 2021-267 by YMCA of Greater Charlotte

Location: Approximately 12.46 acres located on the north side of West Boulevard, east of Donald Ross Road, and south of Wilkinson Boulevard. (Council District 3 - Watlington)

Current Zoning: INST(CD) (institutional, conditional) and R-22 MF (multi-family residential)

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

Public Hearing Held: September 19, 2022 - Item #29

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_267_PostHSA_DONE](#)

[2021_267_RevSitePlan_2022_09_22](#)

[2021_267_Consistency](#)

7. Rezoning Petition: 2021-281 by Blue Freight Transport, Inc.

Location: Approximately 3.8 acres located on the north side of Fred D. Alexander Boulevard between Oak Street and Brookshire Boulevard. (Council District 2 - Graham)

Current Zoning: R-4 & I-2 LLWPA (single-family residential and general industrial, Lower Lake Wylie Protected Area)

Proposed Zoning: I-2 (CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

Public Hearing Held: September 19, 2022 - Item #30

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 281 PostHSA DONE](#)

[2021 281 SitePlanRev 2022 9 22](#)

[2021 281 Consistency](#)

8. Rezoning Petition: 2022-006 by DHIC, LLC

Location: Approximately 18.88 acres located on the south side of Interstate 485 and west side of Interstate 77, east of Northlake Centre Parkway. (ETJ-BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: R-3 (single-family residential), BP (business park)

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

Public Hearing Held: September 19, 2022 - Item #32

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 006 PostHSA DONE](#)

[2022 006 RevSitePlan 2022 9 21](#)

[2022 006 Consistency](#)

9. Rezoning Petition: 2022-014 by Stewart

Location: Approximately 1.08 acres located at the northeast intersection of West 28th Street and Bancroft Street, east of North Graham Street. (Council District 1 - Anderson)

Current Zoning: R-5 (single-family residential)

Proposed Zoning: NS (neighborhood services)

Public Hearing Held: September 19, 2022 - Item #33

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 014 PostHSA DONE](#)

[2022 014 RevSitePlan 2022 8 15](#)

[2022 014 CS](#)

10. Rezoning Petition: 2022-020 by Denciti Partners, LLC

Location: Approximately 0.71 acre located on the west side of Dewitt Lane, east side of Ellenwood Place, and north side of Freeland Lane, west of South Boulevard. (Council District 3 - Watlington)

Current Zoning: R-5 (single-family residential)

Proposed Zoning: UR-3 (CD) (urban residential, conditional)

Public Hearing Held: September 19, 2022 - Item #27

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

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

[2022 020 PostHSA DONE](#)

[2022 020 RevSitePlan 2022 9 22](#)

[2022 020 Consistency](#)

11. Rezoning Petition: 2022-023 by Kindredfruit Properties, LLC

Location: Approximately 0.22 acre located on the north side of Central Avenue between Clement Avenue and Pecan Avenue. (Council District 1 - Anderson)

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

Proposed Zoning: MUDD-O PED (mixed-use development - optional, pedestrian overlay)

Public Hearing Held: September 19, 2022 - Item #34

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2022 023 PostHSA DONE](#)

[2022 023 SitePlanRev 2022 9 27](#)

[2022 023 Consistency](#)

12. Rezoning Petition: 2022-025 by Elm Lane THD, LLC

Location: Approximately 1.42 acres located on the west side of Elm Lane, north of Bryant Farms Road, and south of Ballantyne Commons Parkway. (Council District 7 - Driggs)

Current Zoning: R-3 (single-family residential)

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

Public Hearing Held: September 19, 2022 - Item #35

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 025 PostHSA](#)

[2022 025 siteplanRev 22 9 22](#)

[2022 025 CS](#)

13. Rezoning Petition: 2022-028 by Christ the King Lutheran Church, Inc.

Location: Approximately 3.53 acres located on the south side of South Tryon Street between Orchardgate Drive and Steeplecroft Parkway. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: INST (institutional)

Public Hearing Held: September 19, 2022 - Item #36

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 028 PostHSA DONE](#)

[2022 028 Consistency](#)

14. Rezoning Petition: 2022-031 by Kairoi Residential

Location: Approximately 2.18 acres located at the southwest intersection of Galleria Boulevard and Monroe Road, south of Sardis Road North. (Council District 6 - Bokhari)

Current Zoning: I-1 (light industrial)

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

Public Hearing Held: September 19, 2022 - Item #37

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition

[2022 031 PostHSA DONE](#)

[2022 031 siteplanRev 22 9 22](#)

[2022 031 CS](#)

15. Rezoning Petition: 2022-032 by Canvas Residential, LLC

Location: Approximately 4.18 acres located on the north side of West Arrowood Road, east of Forest Point Boulevard, and west of Nations Ford Road. (Council District 3 - Watlington)

Current Zoning: R-4 (single-family residential)

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

Public Hearing Held: September 19, 2022 - Item #38

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 032 PostHSA DONE](#)

[2022 032 siteplanRev 22 9 22](#)

[2022 032 CS](#)

16. Rezoning Petition: 2022-035 by Eid Refaey - A and E Rental Homes, LLC

Location: Approximately 0.37 acre located at the southwest intersection of Parkwood Avenue and Harrill Street, east of Seigle Avenue. (Council District 1 - Anderson)

Current Zoning: R-5 (single-family residential)

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

Public Hearing Held: September 19, 2022 - Item #39

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of the outstanding issue pertaining to environment.

[2022 035 PostHSA DONE](#)

[2022 035 RevSitePlan 2022 09 22](#)

[2022 035 Consistency](#)

17. Rezoning Petition: 2022-038 by RMR Group, LLC

Location: Approximately 8.80 acres bound by the south side of Yancey Road, north side of Southside Drive, and west side of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 and MUDD-O (general industrial and mixed-use development -optional)

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

Public Hearing Held: September 19, 2022 - Item #40

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 038 PostHSA DONE](#)

[2022 038 Consistency](#)