

City of Charlotte

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



Zoning Agenda

Tuesday, November 1, 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 December 6, 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 December 6, 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

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(CD) (light industrial, conditional)

Public Hearing Held: October 17, 2022 - Item #21

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_244_PostSA_DONE](#)

[Development Standards 2021_244](#)

[2021_244_consistency_DONE](#)

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

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)

Public Hearing Held: September 19, 2022 - Item #26

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 274 PostHSA DONE](#)

[2021 274 Consistency](#)

5. **Rezoning Petition: 2021-275 by Abacus Acquisitions, LLC**

Location: Approximately 7.54 acres located on the west side of Grimes Street, north side of Franklin Avenue, east side of North Graham Street, and south side of West 28th Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial) and R-5 (single family residential)

Proposed Zoning: MUDD(CD) (mixed used development district, conditional)

Public Hearing Held: October 17, 2022 - Item #30

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2021 275 PostHSA DONE](#)

[2021 275 RevSitePlan 2022 10 20](#)

[2021 275 Consistency](#)

6. Rezoning Petition: 2021-279 by Crescent Communities

Location: Approximately 61.01 acres located west of Dixie River Road and south of Sadler Road in the River District. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: MX-2 (INNOV) (mixed-use, innovative, Lower Lake Wylie Protected Area)

Public Hearing Held: October 17, 2022 - Item #31

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 279 PostHSA DONE](#)

[2021 279 SitePlanRev 2022 10 20](#)

[2021 279 consistency](#)

7. Rezoning Petition: 2021-284 by Beacon Acquisitions, LLC & Crescent Communities

Location: Approximately 146.9 acres located on the west side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: I-1, I-2 (CD), R-3 LWPA (light industrial, general industrial, conditional, single-family residential, Lake Wylie - Protected Area)

Proposed Zoning: I-1 (CD) LLWPA (light industrial, Lake Wylie - Protected Area)

Public Hearing Held: October 17, 2022 - Item #22

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2021 284 PostHSA DONE](#)

[2021 284 SitePlanRev 2022 10 20](#)

[2021 284 consistency](#)

8. Rezoning Petition: 2022-013 by Charles T. Carpenter

Location: Approximately 0.664 acre located on the north side of Joyce Drive, west of Milton Avenue, and south of The Plaza. (Council District 1 - Anderson)

Current Zoning: R-4 (single-family residential) and B-1 (neighborhood business)

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

Public Hearing Held: October 17, 2022 - Item #32

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 013 PostHSA DONE](#)

[2022 013 RevSitePlan 2022 10 19](#)

[2022 013 Consistency](#)

9. Rezoning Petition: 2022-015 by Fiorenza Properties, LLC

Location: Approximately 7.49 acres located on the east side of North Sharon Amity Road, north of Central Avenue, and south of Wilora Lake Road. (Council District 5 - Molina)

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

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

Public Hearing Held: October 17, 2022 - Item #23

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 015 PostHSA DONE](#)

[2022 015 RevSitePlan 2022 10 20](#)

[2022 015 Consistency](#)

10. Rezoning Petition: 2022-016 by Vision Properties

Location: Approximately 25.91 acres located on the east and west side of Carmel Commons Boulevard and east side of Carmel Road, south of Pineville-Matthews Road. (Council District 7 - Driggs)

Current Zoning: O-1 (office)

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

Public Hearing Held: October 17, 2022 - Item #33

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 016 PostHSA DONE](#)

[2022 016 SitePlanRec 22 10 26](#)

[2022 016 CS](#)

11. Rezoning Petition: 2022-018 by MCRT SFR Investments, LLC

Location: Approximately 77.20 acres located south of Johnston Oehler Road, east of Prosperity Church Road, and west of Mallard Creek Road. (Council District 4 - Johnson)

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

Proposed Zoning: MX-2 (mixed use)

Public Hearing Held: October 17, 2022 - Item #34

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 018 PostHSA](#)

[2022 018 RevSitePlan 2022 10 20](#)

[2022 018 Consistency](#)

12. Rezoning Petition: 2022-026 by Cross Commercial Real Estate Group

Location: Approximately 3.15 acres in the southeastern corner of the intersection of Steele Creek Road and Shopton Road West. (Council District 3 - Watlington)

Current Zoning: R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

Public Hearing Held: October 17, 2022 - Item #35

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of technical revisions related to land use.

[2022 026 PostHSA DONE](#)

[2022 026 SitePlanRev 2022 10 18](#)

[2022 026 consistency](#)

13. Rezoning Petition: 2022-030 by Vlastimil Didik

Location: Approximately 0.36 acre located at the southeast intersection of Matheson Avenue and Pinckney Avenue, west of Clemson Avenue. (Council District 1 - Anderson)

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

Proposed Zoning: UR-1 (CD) (urban residential, conditional)

Public Hearing Held: October 17, 2022 - Item #36

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 030 PostHSA DONE](#)

[2022 030 RevSitePlan 2022 10 20](#)

[2022 030 Consistency](#)

14. 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.

[2022 035 PostHSA DONE](#)

[2022 035 RevSitePlan 2022 10 20](#)

[2022 035 Consistency](#)

15. Rezoning Petition: 2022-040 by FRH Realty, LLC

Location: Approximately 3.58 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of Brevard Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

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

Public Hearing Held: October 17, 2022 - Item #37

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 040 PostHSA DONE](#)

[2022 040 RevSitePlan 2022 10 20](#)

[2022 040 Consistency](#)

16. Rezoning Petition: 2022-044 by 2130 North Tryon Street, LLC

Location: Approximately 3.67 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of North Brevard Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

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

Public Hearing Held: October 17, 2022 - Item #38

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 044 PostHSA DONE](#)

[2022 044 RevSitePlan 2022 10 21](#)

[2022 044 Consistency](#)

17. Rezoning Petition: 2022-045 by DreamKey Partners

Location: Approximately 16.43 acres located at the southwest intersection of Wheatley Avenue and Ellington Street, north of Billingsley Road. (Council District 1 - Anderson)

Current Zoning: O-1, O-1 (CD), and R-5 (office, office, conditional, and single-family residential)

Proposed Zoning: UR-2 (CD) and UR-1 (CD) (urban residential, conditional)

Public Hearing Held: October 17, 2022 - Item #29

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

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

[2022 045 PostHSA DONE](#)

[2022 045 RevSitePlan 2022 10 20](#)

[2022 045 consistency](#)

18. Rezoning Petition: 2022-046 by The Salvation Army of Greater Charlotte

Location: Approximately 5.98 acres located on the north side of Queen City Drive just west of the intersection with Sloan Drive. (Council District 3 - Watlington)

Current Zoning: B-2 (CD) AIR (general business, conditional, airport noise overlay)

Proposed Zoning: B-2 AIR (general business, airport noise overlay)

Public Hearing Held: October 17, 2022 - Item #28

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 046 PostHSA DONE](#)

[2022 046 consistency](#)

19. Rezoning Petition: 2022-050 by Ascent Real Estate Capital, LLC

Location: Approximately 2.94 acres located at the northeast intersection of Long Avenue and Connection Point Boulevard, west of East Independence Boulevard. (Council District 5 - Molina)

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

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

Public Hearing Held: October 17, 2022 - Item #40

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 050 PostSA DONE](#)

[2022 050 siteplanRev 22 9 12](#)

[2022 050 CS](#)

20. Rezoning Petition: 2022-051 by Joseph Boyapati

Location: Approximately 4.98 acres located on the south side of Sam Neely Road, west of Steel Creek Road, and east of Krislyn Woods Place. (Council District 3 - Watlington)

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

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

Public Hearing Held: October 17, 2022 - Item #24

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

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

[2022_051_PostHSA](#)

[2022_051_RevSitePlan_2022_10_20](#)

[2022_051_consistency](#)

21. Rezoning Petition: 2022-052 by Carolinas Properties, LLC

Location: Approximately 1.9 acres located on the north side of Tuckaseegee Road, west of Toddville Road, and north of Interstate 85. (Council District 3 - Watlington)

Current Zoning: R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area)

Proposed Zoning: R-17 MF AIR LLWPA (CD) (multi-family residential, airport noise overlay, Lower Lake Wylie Protected Area, conditional)

Public Hearing Held: October 17, 2022 - Item #41

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_052_PostHSA](#)

[2022_052_siteplanRev_22_10_26](#)

[2022_052_CS](#)

22. Rezoning Petition: 2022-055 by Elmington Capital Group

Location: Approximately 13 acres located in the southeastern quadrant of the intersection of Alleghany Street and Ashley Road. (Council District 2 - Graham)

Current Zoning: B-D (CD), INST, R-17 MF (business distributive, conditional institutional, multi-family residential)

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

Public Hearing Held: October 17, 2022 - Item #42

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 055 PostHSA DONE](#)

[2022 055 SitePlanRev 2022 10 20](#)

[2022 055 consistency](#)

23. Rezoning Petition: 2022-074 by Crosland SE

Location: Approximately 2.40 acres located on the west side of Alleghany Street, south of Denver Avenue, and north of Wilkinson Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1 AIR (light industrial, airport noise overlay)

Proposed Zoning: R-22 MF AIR (multi-family residential, airport noise overlay)

Public Hearing Held: October 17, 2022 - Item #43

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 074 PostHSA DONE](#)

[2022 074 CS](#)

24. Rezoning Petition: 2022-088 by Mecklenburg County

Location: Approximately 10.54 acres located on the north side of South Tryon Street between York Center Drive and John Price Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Public Hearing Held: October 17, 2022 - Item #26

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_088_PostHSA](#)

[2022_088_SitePlanRev_2022_9_12](#)

[2022_088_consistency](#)

25. Rezoning Petition: 2022-143 by Mecklenburg County

Location: Approximately 9.58 acres located on the east side of Forest Point Boulevard, north of West Arrowood Road, and west of Nations Ford Road. (District 3 - Watlington)

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

Proposed Zoning: B-2 (general business)

Public Hearing Held: October 17, 2022 - Item #27

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_143_PostHSA_DONE](#)

[2022_143_CS](#)