

City of Charlotte

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



Meeting Agenda

Monday, November 21, 2022

Council Chamber

City Council Zoning Meeting

Mayor Vi Lyles

Council Member Dimple Ajmera

Council Member Danté Anderson

Council Member Tariq Scott Bokhari

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. 4:00 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

2. Follow Up Report

[City Council Follow Up 11 21 22](#)

CONSENT

3. Consent agenda items 4 through 19 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 opposition at their public hearing
 - b. Received an approval recommendation from the Zoning Committee
 - c. Have no changes after Zoning Committee

4. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Development Standards

[2021 244 ZCR DONE](#)

[2021 244 FSA DONE](#)

[Development Standards 2021 244](#)

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-use development, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021_275_ZCR](#)

[2021_275_FSA_DONE](#)

[2021_275_RevSitePlan_2022_10_20](#)

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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021_279_ZCR](#)

[2021_279_FSA_DONE](#)

[2021_279_SitePlanRev_2022_10_20](#)

7. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_013_ZCR](#)

[2022_013_FSA_DONE](#)

[2022_013_RevSitePlan_2022_10_19](#)

8. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 4-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_018_ZCR](#)

[2022_018_FSA_DONE](#)

[2022_018_RevSitePlan_2022_10_20](#)

9. 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)

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_026_ZCR](#)

[2022_026_FSA_DONE](#)

[2022_026_SitePlanRev_2022_11_01](#)

10. 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)

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_030_ZCR](#)

[2022_030_FSA_DONE](#)

[2022_030_RevSitePlan_2022_10_20](#)

11. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_035_ZCR](#)

[2022_035_FSA_DONE](#)

[2022_035_RevSitePlan_2022_10_20](#)

12. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_040_ZCR](#)

[2022_040_FSA_DONE](#)

[2022_040_RevSitePlan_2022_10_20](#)

13. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022-044_ZCR](#)

[2022_044_FSA_DONE](#)

[2022_044_RevSitePlan_2022_10_21](#)

14. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_045_ZCR](#)

[2022_045_FSA_DONE](#)

[2022_045_RevSitePlan_2022_11_3](#)

15. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation
Final Staff Analysis
Site Plan

[2022_052_ZCR](#)

[2022_052_FSA](#)

[2022_052_siteplanRev_22_10_26](#)

16. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation
Final Staff Analysis
Site Plan

[2022_055_ZCR](#)

[2022_055_FSA](#)

[2022_055_SitePlanRev_2022_10_20](#)

17. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022_074_ZCR](#)

[2022_074_FSA](#)

18. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_088_ZCR](#)

[2022_088_FSA](#)

[2022_088_SitePlanRev_2022_9_12](#)

19. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022_143_ZCR](#)

[2022_143_FSA](#)

DECISIONS

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

Update: Petitioner is requesting deferral to December 19, 2022

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)

21. Rezoning Petition: 2021-238 by Lennar Carolinas, LLC

Location: Approximately 5.12 acres on the south side of NC Music Factory Boulevard, adjacent to Elmwood Cemetery and near the NC Music Factory entertainment complex. (Council District 2 - Graham)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-2 to recommend DENIAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021_238_ZCR_DONE](#)

[2021_238_FSA_DONE](#)

[2021_238_SitePlanRev_07_13_2022](#)

22. Rezoning Petition: 2021-264 by Chuck Price

Location: Approximately 4.7 acres located on the north side of Oak Drive, east of Old Statesville Road, and south of Pete Brown Road. (Council District 2 - Graham)

Current Zoning: I-1 (light industrial), R-4 (single-family residential)

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

[2021_264_ZCR](#)

[2021_264_FSA_DONE](#)

[2021_264_RevSitePlan_2022_08_18](#)

23. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2021_274_ZCR](#)

[2021_274_FSA_DONE](#)

24. 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 LLWPA (light industrial, general industrial, conditional, single-family residential, Lower Lake Wylie Protected Area)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021_284_ZCR](#)

[2021_284_FSA_DONE](#)

[2021_284_SitePlanRev_2022_10_28](#)

25. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 4-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_016_ZCR](#)

[2022_016_FSA](#)

[2022_016_SitePlanRec_22_10_26](#)

26. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022_046_ZCR](#)

[2022_046_FSA](#)

27. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_051_ZCR](#)

[2022_051_FSA](#)

[2022_051_RevSitePlan_2022_11_3](#)

HEARINGS

28. Rezoning Petition: 2021-285 by Clearwater Development Partners, Inc.

Update: Petitioner is requesting deferral to February 20, 2023

Location: Approximately 0.15 acre located in the southern quadrant of the intersection of Cleveland Avenue and East Worthington Avenue, east of South Boulevard. (Council District 1 - Anderson)

Current Zoning: B-1 HD (neighborhood business, historic district)

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

29. Rezoning Petition: 2022-027 by Childress Klein

Update: Petitioner is requesting deferral to December 19, 2022

Location: Approximately 2.27 acres located on the east side of Sharon Road, west of Colony Road, and north of Fairview Road. (Council District 6 - Bokhari)

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

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

30. Rezoning Petition: 2022-066 by Wood Partners

Update: Petitioner is requesting deferral to December 19, 2022

Location: Approximately 13.50 acres located at the northeast intersection of Albemarle Road and Novant Health Parkway, west of Cresswind Boulevard. (Council District 5 - Molina)

Current Zoning: NS (neighborhood services), B-1(CD) (neighborhood business, conditional), R-3 (single family residential)

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

31. Rezoning Petition: 2021-083 by MQC1, LLC

Location: Approximately 5.38 acres located at the intersection of Arden Street and Kohler Avenue, east of Statesville Avenue, and west of North Graham Street. (Council District 1 - Anderson)

Current Zoning: B-2 (general business), I-1 (CD) (light industrial, conditional), R-5 (single family residential), R-22 MF (multi-family residential)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2021_083_PHSА_DONE](#)

[2021_083_RevSitePlan_2022_10_17](#)

32. Rezoning Petition: 2021-232 by Chick-Fil-A

Location: Approximately 0.88 acres bound by the east side of Randolph Road and west side of Colwick Road, north of North Sharon Amity Road. (Council District 6 - Bokhari)

Current Zoning: B-1 (neighborhood business)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2021_232_PHSА_DONE](#)

[2021_232_siteplanRev_22_10_17](#)

33. Rezoning Petition: 2022-037 by SunCap Property Group, LLC

Location: Approximately 2.01 acres located at the northeast intersection of East Boulevard and Scott Avenue, west of Kenilworth Avenue. (Council District 1 - Anderson)

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay), NS PED (neighborhood services, pedestrian overlay), O-2 PED (office, pedestrian overlay), MUDD-O PED (mixed use development district, pedestrian overlay)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis
Site Plan

[2022_037_PHSА_DONE](#)

[2022_037_RevSitePlan_2022_10_17](#)

34. Rezoning Petition: 2022-042 by Brian Iagnemma

Location: Approximately 22.90 acres located along the west side of Harrisburg Road, south of Sam Dee Road, and southwest of Interstate 485. (District 5 - Molina)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2022_042_PHSА_DONE](#)

35. Rezoning Petition: 2022-162 by DreamKey Partners, Inc.

Location: Approximately 7.23 acres located on the west side of Weddington Road, north of Walker Road, and south of McKee Road. (Council District 7 - Driggs)

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

Proposed Zoning: R-17 MF (CD) (multi-family residential, conditional)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_162_PHSА_DONE](#)

[2022_162_siteplanRev_22_10_17](#)

36. Rezoning Petition: 2022-003 by Joy Homes, LLC

Location: Approximately 4.39 acres located on the south side of South Tryon Street just north of Orchardgate Drive. (Council District 3 - Watlington)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_003_PHSА_DONE](#)

[2022_003_SitePlanRev_2022_10_17](#)

37. Rezoning Petition: 2022-024 by Moflehi Bowman, LLC

Location: Approximately 5.37 acres located at the northwest intersection of Reames Road and Prestbury Boulevard, south of West W.T. Harris Boulevard. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8 MF (CD) (multi-family residential, 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_024_PHSA_DONE](#)

[2022_024_RevSitePlan_2022_10_17](#)

38. Rezoning Petition: 2022-034 by Roers Companies

Location: Approximately 17.32 acres located at the southwest intersection of Old Statesville Road and Gibbon Road, east of Statesville Road. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential), I-2 (CD) (general industrial, conditional)

Proposed Zoning: R-17MF (CD) (multi-family residential, conditional)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_034_PHSA_DONE](#)

[2022_034_RevSitePlan_2022_10_18](#)

39. Rezoning Petition: 2022-041 by BVB Properties

Location: Approximately 5.68 acres located on the west side of Statesville Road and south side of Sunset Road, east of Interstate 77. (Council District 2 - Graham)

Current Zoning: CC (community center), B-1 (neighborhood business)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_041_PHSA_DONE](#)

[2022_041_RevSitePlan_2022_10_17](#)

40. Rezoning Petition: 2022-047 by Joseph Leland

Location: Approximately 0.28 acres located on the west side of Eastway Drive, south of Arnold Drive, and north of Central Avenue. (Council District 1 - Anderson)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design and transportation and technical revisions related to land use and site design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_047_PHSА_DONE](#)

[2022_047_siteplanRev_22_9_12](#)

41. Rezoning Petition: 2022-056 by Mark Plott, Inc.

Location: Approximately 1.27 acres located at the southeast intersection of Benfield Road and Ridge Road, north of Interstate 485. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential), CC (community center)

Proposed Zoning: B-1 (CD) (neighborhood business, 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_056_PHSА_DONE](#)

[2022_056_RevSitePlan_2022_10_17](#)

42. Rezoning Petition: 2022-057 by Mattamy Homes

Location: Approximately 21.50 acres located on the west side of Old Plank Road, east of Brookshire Boulevard, and west of Dale Avenue. (Council District 2 - Graham)

Current Zoning: R-4 (single family residential), I-1 (light industrial)

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

[2022_057_PHSА_DONE](#)

[2022_057_RevSitePlan_2022_10_17](#)

43. Rezoning Petition: 2022-060 by Providence Group Capital

Location: Approximately 5.90 acres located on the west side of South Boulevard and east side of Old Pineville Road, north of East Woodlawn Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2022_060_PHSА_DONE](#)

44. Rezoning Petition: 2022-061 by AHC Investment Group

Location: Approximately 2.21 acres bound by the south side of North Church Street, north side of North Tryon Street, and east side of West 31st Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2022_061_PHSА_DONE](#)

45. Rezoning Petition: 2022-064 by Crosland Southeast

Location: Approximately 10.60 acres bound by the south side of Central Avenue, west side of Pecan Avenue, and north side of East Independence Boulevard. (Council District 1 - Anderson)

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

Proposed Zoning: B-2 PED-O (general business, pedestrian overlay, optional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of a technical revision.

Attachments:

Pre-Hearing Staff Analysis

Development Standards

[2022_064_PHSА_DONE](#)

[2022_064_RevSitePlan_2022_10_17](#)

46. Rezoning Petition: 2022-067 by CC Fund 3, LLC

Location: Approximately 15.92 acres located at the southwest intersection of Sam Wilson Road and Wilkinson Boulevard, north of Old Dowd Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

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

Proposed Zoning: TOD-NC LLWPA (transit oriented development - neighborhood center, Lower Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2022_067_PHSА_DONE](#)

47. Rezoning Petition: 2022-071 by MTB Holdings, LLC

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 - Watlington)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2022_071_PHSА_DONE](#)

48. Rezoning Petition: 2022-072 by Hector Guadarrama

Location: Approximately 0.62 acres located on the east side of Marmac Road, north of Tuckaseegee Road, and west of Toddville Road. (Council District 2 - Graham)

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

Proposed Zoning: R-4 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2022_072_PHSА_DONE](#)

49. Rezoning Petition: 2022-165 by Winterwood, Inc.

Location: Approximately 10.3 acres located on the south side of Milton Road and west side of Barrington Drive, northwest of North Sharon Amity Road. (Council District 1 - Anderson)

Current Zoning: I-1 (light industrial), O-1 (office)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_165_PHSА_DONE](#)

[2022_165_RevSitePlan_2022_10_17](#)

50. Rezoning Petition: 2015-027 by Charlotte Housing Authority

Update: Petitioner is requesting deferral to June 20, 2023

Location: Approximately 3.031 acres located on the southeast corner at the intersection of Cherry Street and East 1st Street. (Council District 1 - Anderson)

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

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

Adjournment