

# City of Charlotte

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



## **Zoning Agenda**

**Tuesday, December 6, 2022**

**Charlotte-Mecklenburg Government Center - Room 280**

### **Zoning Committee Work Session**

*Phillip Gussman, Chairperson*

*Melissa Gaston*

*Ronnie Harvey*

*TL Lansdell*

*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 January 4, 2023***

**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 January 4, 2023***

**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: 2021-232 by Chick-Fil-A**

***Update: Petitioner is requesting deferral to January 4, 2023***

**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)

#### 4. 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)

**Public Hearing Held:** November 21, 2022 - Item #31

**Staff Resource:** Michael Russell

**Staff Recommendation:**

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

[2021\\_083\\_PostHSA\\_DONE](#)

[2021\\_083\\_RevSitePlan\\_2022\\_11\\_23](#)

[2021\\_083\\_Consistency](#)

#### 5. 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)

**Public Hearing Held:** November 21, 2022 - Item #36

**Staff Resource:** Joe Mangum

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_003\\_PostHSA\\_DONE](#)

[2022\\_003\\_SitePlanRev\\_2022\\_10\\_17](#)

[2022\\_003\\_consistency](#)

## 6. 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](#)

## 7. 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)

**Public Hearing Held:** November 21, 2022 - Item #37

**Staff Resource:** Michael Russell

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_024\\_PostHSA\\_DONE](#)

[2022\\_024\\_Consistency](#)

[2022\\_024\\_RevSitePlan\\_2022\\_11\\_28](#)

## 8. 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)

**Public Hearing Held:** November 21, 2022 - Item #38

**Staff Resource:** Michael Russell

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 034 PostHSA DONE](#)

[2022 034 RevSitePlan 2022 11 28](#)

[2022 034 Consistency](#)

## 9. 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)

**Public Hearing Held:** November 21, 2022 - Item #39

**Staff Resource:** Michael Russell

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 041 PostHSA DONE](#)

[2022 041 RevSitePlan 2022 10 17](#)

[2022 041 Consistency](#)

## 10. 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)

**Public Hearing Held:** November 21, 2022 - Item #34

**Staff Resource:** Claire Lyte-Graham

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_042\\_PostHSA\\_DONE](#)

[2022\\_042\\_Consistency](#)

## 11. 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)

**Public Hearing Held:** November 21, 2022 - Item #40

**Staff Resource:** John Kinley

**Staff Recommendation:**

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

[2022\\_047\\_PostHSA\\_DONE](#)

[2022\\_047\\_siteplanRev\\_22\\_11\\_23](#)

[2022\\_047\\_CS](#)

## 12. 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)

**Public Hearing Held:** November 21, 2022 - Item #41

**Staff Resource:** Michael Russell

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 056 PostHSA DONE](#)

[2022 056 RevSitePlan 2022 11 23](#)

[2022 056 Consistency](#)

## 13. 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)

**Public Hearing Held:** November 21, 2022 - Item #42

**Staff Resource:** Michael Russell

**Staff Recommendation:**

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

[2022 057 PostHSA DONE](#)

[2022 057 RevSitePlan 2022 11 23](#)

[2022 057 Consistency DONE](#)

## 14. 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)

**Public Hearing Held:** November 21, 2022 - Item #43

**Staff Resource:** Holly Cramer

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 060 PostHSA DONE](#)

[2022 060 consistency](#)

## 15. 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)

**Public Hearing Held:** November 21, 2022 - Item #44

**Staff Resource:** John Kinley

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 061 PostHSA DONE](#)

[2022 061 CS](#)

## 16. 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)

**Public Hearing Held:** November 21, 2022 - Item #45

**Staff Resource:** Holly Cramer

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 064 PostHSA DONE](#)

[2022 064 RevSitePlan 2022 11 22](#)

[2022 064 consistency DONE](#)



## 17. 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)

**Public Hearing Held:** November 21, 2022 - Item #46

**Staff Resource:** Claire Lyte-Graham

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_067\\_PostHSA\\_DONE](#)

[2022\\_067\\_Consistency](#)

## 18. 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)

**Public Hearing Held:** November 21, 2022 - Item #47

**Staff Resource:** Holly Cramer

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_071\\_PostHSA\\_DONE](#)

[2022\\_071\\_consistency](#)

## 19. 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)

**Public Hearing Held:** November 21, 2022 - Item #48

**Staff Resource:** Joe Mangum

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_072\\_PostHSA\\_DONE](#)

[2022\\_072\\_consistency](#)

## 20. 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)

**Public Hearing Held:** November 21, 2022 - Item #35

**Staff Resource:** John Kinley

**Staff Recommendation:**

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

[2022\\_162\\_PostHSA\\_DONE](#)

[2022\\_162\\_siteplanRev\\_22\\_11\\_23](#)

[2022\\_162\\_CS](#)

## 21. 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)

**Public Hearing Held:** November 21, 2022 - Item #49

**Staff Resource:** Claire Lyte-Graham

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 165 PostHSA DONE](#)

[2022 165 RevSitePlan 2022 11 23](#)

[2022 165 Consistency](#)