

City of Charlotte

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



Meeting Agenda

Monday, March 20, 2023

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. 5:00 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

CONSENT**2. Consent agenda items 3 through 11 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 public opposition at their public hearing
 - b. Received an approval recommendation from the Zoning Committee
 - c. Have no changes after Zoning Committee
 - d. Staff recommends approval

3. Rezoning Petition: 2022-008 by Ram Realty Acquisitions V LLC

Location: Approximately 26.9 acres located in the southeastern quadrant of the Steele Creek Road interchange with Interstate 485. (Council District 3 - Watlington)

Current Zoning: R-3 (single family residential)

Proposed Zoning: NS (neighborhood services) and MUDD-O (mixed use development district, optional) with 5-year vested rights.

Zoning Committee Recommendation:

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_008_ZCR_March](#)

[2022_008_FSA](#)

[2022_008_SitePlanRev_2023_1_19](#)

4. Rezoning Petition: 2022-059 by Taylor Morrison

Location: Approximately 50.70 acres located along the west side of Garrison Road, east of Dixie River Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: MUDD-O AIR LLWPA (mixed use district, optional, airport noise overlay, Lower Lake Wylie - Protected Area) and R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie - Protected Area)

Proposed Zoning: MX-2 INNOV AIR LLWPA (mixed use district, innovative, airport noise overlay, 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

[2022_059_ZCR_March](#)

[2022_059_FSA](#)

[2022_059_SitePlanRev_2023_3_10](#)

5. Rezoning Petition: 2022-062 by Jeff Constantineau

Location: Approximately 0.38 acres located on the east side of Nations Ford Road, north of Tyvola Road, and west of Interstate 77. (Council District 3 - Watlington)

Current Zoning: R-17MF (multi-family residential)

Proposed Zoning: NS (neighborhood services)

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_062_ZCR](#)

[2022_062_FSA](#)

[2022_062_SitePlanRev_2023_2_23](#)

6. Rezoning Petition: 2022-087 by Appaloosa Real Estate Partners

Location: Approximately 11.65 acres located on the east side of Mallard Creek Road, north of Governor Hunt Road, and west of David Taylor Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2022_087_ZCR](#)

[2022_087_FSA](#)

[2022_087_RevSitePlan_2023_02_09](#)

7. Rezoning Petition: 2022-093 by ZCM B1, LLC

Location: Approximately 1.56 acres located on the north side of Gondola Avenue, east of West Sugar Creek Road, and north of Cinderella Road. (Council District 1 - Anderson)

Current Zoning: R-4 (single family residential)

Proposed Zoning: 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_093_ZCR](#)

[2022_093_FSA](#)

[2022_093_siteplanRev_23_2_23](#)

8. Rezoning Petition: 2022-106 by Drakeford Communities

Location: Approximately 0.50 acres located at the southeast intersection of Renner Street and Fairmont Street, east of Beatties Ford Road, and north of Oaklawn 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_106_ZCR](#)

[2022_106_FSA](#)

[2022_106_RevSitePlan_2023_02_23](#)

9. Rezoning Petition: 2022-128 by Kinger Homes LLC

Location: Approximately 2.05 acres located on the west side of Mallard Creek Road, south of Silver Birch Drive, and west of David Taylor Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8MF(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_128_ZCR](#)

[2022_128_FSA](#)

[2022_128_RevSitePlan_2023_3_13](#)

10. Rezoning Petition: 2022-132 by Fall Line Development Inc.

Location: Approximately 17.95 acres located at the southeast intersection of IBM Drive and University Pointe Boulevard, west of Interstate 85, and north of University City Boulevard. (Council District 4 - Johnson)

Current Zoning: RE-2 (research)

Proposed Zoning: R-17MF(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_132_ZCR](#)

[2022_132_FSA](#)

[2022_132_SitePlanRev_2023_2_23](#)

11. Rezoning Petition: 2022-142 by EC Legacy Properties, LLC

Location: Approximately 1.57 acres located at the northeast intersection of Albemarle Road and Mallard Drive, south of Rainbow Drive. (Council District 5 - Molina)

Current Zoning: R-3 (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_142_ZCR](#)

[2022_142_FSA](#)

[2022_142_RevSitePlan_2023_03_14](#)

DECISIONS**12. Rezoning Petition: 2022-060 by Providence Group Capital**

Update: Petitioner is requesting deferral to May 15, 2023

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)

13. Rezoning Petition: 2022-078 by Sere Ventures, LLC

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 7.41 acres located on the northeast side of West Trade Street, west of Brookshire Freeway, and east of Rozzelles Ferry Road. (Council District 2 - Graham)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD(CD) (mixed use development district, conditional) and UR-2(CD) (urban residential, conditional)

14. Rezoning Petition: 2022-086 by PDAN Holdings, LLC

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 2.46 acres located on the north side of Johnston Oehler Road and south side of Interstate 485, west of Mallard Creek Road. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

15. Rezoning Petition: 2022-053 by Rayna Properties, LLC

Location: Approximately 5.63 acres located on the west side of Prosperity Church Road, northeast of Mallard Creek Road, and south of Prosperity Point Lane. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

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_053_ZCR](#)

[2022_053_FSA](#)

[2022_053_RevSitePlan_2023_02_17](#)

16. Rezoning Petition: 2022-080 by RD Southpark, LLC

Location: Approximately 9.13 acres bound by the north side of Roxborough Road, west side of Colony Road, and east side of Rexford Road, south of Wickersham Road. (Council District 6 - Bokhari)

Current Zoning: R-17MF (multi-family)

Proposed Zoning: MUDD-O (mixed use development district, optional) with 5-year vested rights

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_080_ZCR](#)

[2022_080_FSA](#)

[2022_080_siteplanRev_23_3_13](#)

17. Rezoning Petition: 2022-117 by Mungo Homes

Location: Approximately 9.16 acres located on the northeast side of Old Plank Road, east of Brookshire Boulevard, and west of Harland Street. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8MF(CD) (multi-family residential, conditional) with 5-year vested rights

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_117_ZCR](#)

[2022_117_FSA](#)

[2022_117_RevSitePlan_2023_3_10](#)

18. Rezoning Petition: 2022-150 by Le’Kisha Stevenson

Location: Approximately 0.88 acres located on the south side of Hickory Grove Road, east of East W.T. Harris Boulevard, and south of Robinson Church Road. (Council District 5 - Molina)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8 (single family residential)

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_150_ZCR](#)

[2022_150_FSA](#)

18b. Rezoning Petition: 2022-075 by Morteby, LLC

Location: Approximately 15.75 acres located on the north and south side of East Westinghouse Boulevard, west of South Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial) and I-2 (general industrial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff does not recommend approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2022_075_ZCR](#)

[2022_075_FSA](#)

HEARINGS**19. Rezoning Petition: 2022-037 by SunCap Property Group, LLC**

Update: Petitioner is requesting deferral to April 17, 2023

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)

20. Rezoning Petition: 2022-066 by Wood Partners

Update: Petitioner is requesting deferral to April 17, 2023

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)

21. Rezoning Petition: 2022-079 by Well Pappas Corporate Parcel Owner, LLC

Update: Petitioner is requesting deferral to May 15, 2023

Location: Approximately 2.23 acres located at the southwest intersection of Pearl Park Way and Kenilworth Avenue, east of Harding Place. (Council District 1 - Anderson)

Current Zoning: O-2 PED (office, pedestrian overlay), O-2 (office)

Proposed Zoning: MUDD-O PED (mixed use development district, optional, pedestrian overlay) with 5-year vested rights

22. Rezoning Petition: 2022-120 by Blackburn Communities, LLC

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 11.61 acres located at the southwest intersection of York Road and Grand Palisades Parkway, east of Walnut Hill Drive. (ETJ-BOCC: 6-Rodriguez-McDowell; Closest CC: 3-Watlington)

Current Zoning: MX-3 LLWCA (mixed use, Lower Lake Wylie Critical Area)

Proposed Zoning: MX-3 INNOV (SPA) LLWCA (mixed use, innovative, site plan amendment, Lower Lake Wylie Critical Area)

23. Rezoning Petition: 2022-076 by Sam's Mart

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 0.81 acres located at the southeast intersection of Albemarle Road and Farm Pond Lane, west of East W.T. Harris Boulevard. (Council District 5 - Molina)

Current Zoning: B-2 (general business)

Proposed Zoning: NS (neighborhood services)

24. Rezoning Petition: 2022-089 by Taylor Morrison

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 43.72 acres located on the south side of Mt. Holly-Huntersville Road and north side of Interstate 485, west of Oakdale Road. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

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

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

25. Rezoning Petition: 2022-092 by Sam's Mart

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 2.8 acres located on the south side of Albemarle Road and west side of Reddman Road, south of Central Avenue. (Council District 5 - Molina)

Current Zoning: O-1 (office)

Proposed Zoning: B-2 (general business)

26. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 0.94 acres located at the southeast intersection of Commonwealth Avenue and The Plaza, north of East Independence Boulevard. (Council District 1 - Anderson)

Current Zoning: O-2 PED (office, pedestrian overlay)

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

27. Rezoning Petition: 2022-109 by Urban Trends Real Estate, Inc.

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive. (Council District 5 - Molina)

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

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

28. Rezoning Petition: 2022-136 by Vision Ventures

Update: Petitioner is requesting deferral to May 15, 2023

Location: Approximately 1.64 acres located along the east side of Catalina Avenue, south of West 28th Street, and north of West 26th Street. (Council District 1 - Anderson)

Current Zoning: R-5 (single family residential)

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

29. Rezoning Petition: 2022-154 by Real Estate Properties Holding, LLC

Update: Petitioner is requesting deferral to April 17, 2023

Location: Approximately 6.5 acres located at the southeast intersection of Sledge Road and Shopton Road West, west of Steele Creek Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: R-3 (single family residential)

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

30. Rezoning Petition: 2021-198 by Nest Home Communities, LLC

Location: Approximately 1.82 acres located on the west side of Providence Road, south of Fairview Road, and north of East Barden Road. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, 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 site and building design and environment.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2021_198_PHS_A_DONE](#)

[2021_198_siteplanRev_23_2_13](#)

31. Rezoning Petition: 2022-070 by Carter Acquisitions, LLC

Location: Approximately 31.41 acres located on the west side of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: BP (business park)

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

[2022_070_PHS_A_DONE](#)

[2022_070_RevSitePlan_2023_02_12](#)

32. Rezoning Petition: 2022-084 by Mission Properties

Location: Approximately 20.85 acres located along the south side of Ridge Road and north side of the Interstate 485 interchange. (ETJ - BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_084_PHSА DONE](#)

[2022_084_RevSitePlan_2023_02_23](#)

33. Rezoning Petition: 2022-133 by Paramount Development, LLC

Location: Approximately 18.4 acres located on the north and south side of Northlake Mall Drive, west of Interstate 77, and east of Northlake Centre Parkway. (Council District 4 - Johnson)

Current Zoning: CC (community center)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_133_PHSА DONE](#)

[2022-133_RevSitePlan_2023_02_16](#)

34. Rezoning Petition: 2022-152 by Vinroy Reid

Location: Approximately 0.87 acres located on the southeast side of Char-Meck Lane, north of Monroe Road, and east of North Wendover Road. (Council District 5 - Molina)

Current Zoning: R-5 (single family residential) and O-2 (office)

Proposed Zoning: B-2 (general business)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

[2022_152_PHSА DONE](#)

35. Rezoning Petition: 2022-091 by Tim Pratt - Copper Builders LLC

Location: Approximately 1.53 acres located on the south side of Lynnwood Drive, west of Sterling Road, and north of Ridgewood Avenue. (Council District 6 - Bokhari)

Current Zoning: R-17MF (multi-family residential)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_091_PHSА_DONE](#)

[2022_091_RevSitePlan_2023_2_17](#)

36. Rezoning Petition: 2022-119 by Blackburn Communities, LLC

Location: Approximately 9.2 acres located on the north and south side of Johnston Oehler Road and south side of Robert Helms Road, east of Prosperity Church Road. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-3(CD) (urban 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_119_PHSА_DONE](#)

[2022_119_SitePlanRev_2023_2_13](#)

37. Rezoning Petition: 2022-123 by Mungo Homes

Location: Approximately 39.02 acres located along the southwest side of Gibbon Road, east of Statesville Road, and south of Old Statesville Road. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8MF (CD) (multi-family residential, conditional) with 5-year vested rights

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_123_PHSA_DONE](#)

[2022_123_RevSitePlan_2023_02_13](#)

38. Rezoning Petition: 2022-125 by Blue Heel Development

Location: Approximately 7.7 acres located on the southeast side of Tennyson Drive and Interstate 85, west of Glenwood Drive, and east of Freedom Drive. (Council District 2 - Graham)

Current Zoning: R-5 AIR (single family residential, airport noise overlay), B-2 AIR (general business, airport noise overlay)

Proposed Zoning: UR-2(CD) AIR (urban residential, conditional, airport noise overlay)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_125_PHSA_DONE](#)

[2022_125_SitePlanRev_2023_2_7](#)

39. Rezoning Petition: 2022-130 by Thomas Elrod

Location: Approximately 1.04 acres located at the northwest intersection of Carmel Road and Little Avenue, north of Pineville-Matthews Road, and east of Johnston Road. (Council District 6 - Bokhari)

Current Zoning: B-1 (CD) (general business, conditional)

Proposed Zoning: O-1 (CD) (office, conditional)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_130_PHSA_DONE](#)

[2022_130_siteplanRev_23_2_13](#)

40. Rezoning Petition: 2022-134 by Muhsin Muhammad II

Location: Approximately 15.48 acres located along the northeast side of Trojan Drive and east side of Outlets Boulevard, west of Steele Creek Road. (Council District 3 - Watlington)

Current Zoning: O-2 (CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area), NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

Proposed Zoning: O-2 (CD) SPA LLWPA (office, conditional, site plan amendment, Lower Lake Wylie Protected Area), NS SPA LLWPA (neighborhood services, site plan amendment, Lower Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, the environment, and land use.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_134_PHSA_DONE](#)

[2022_134_SitePlanRev_2023_2_13](#)

41. Rezoning Petition: 2022-137 by The Maintenance Team, Inc.

Location: Approximately 10.26 acres located on the north side of Shopton Road, west of Pinecrest Drive, and east of Steele Creek Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Watlington)

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

Proposed Zoning: I-2 (CD) AIR (general industrial, conditional, airport noise overlay), I-2 (CD) SPA AIR (general industrial, conditional, site plan amendment, airport noise overlay)

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_137_PHSА_DONE](#)

[2022_137_SitePlanRev_2023_2_13](#)

42. Rezoning Petition: 2022-139 by Canvas Residential, LLC

Location: Approximately 6.94 acres located on the north side of William Ficklen Drive, west of Mallard Creek Road, and east of west W.T. Harris Boulevard. (Council District 2- Graham)

Current Zoning: RE-1 (research)

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_139_PHSА_DONE](#)

[2022_139_SitePlanRev_2023_2_13](#)

43. Rezoning Petition: 2022-140 by The F.A. Bartlett Tree Expert Company

Location: Approximately 7.07 acres located at the southeast intersection of Zoar Road and Thomas Road, south of Youngblood Road. (ETJ - BOCC: 6-Rodriguez-McDowell; Closest CC: 3-Watlington)

Current Zoning: R-3 (single family residential)
Proposed Zoning: O-1 (CD) (office, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and requested technical revisions.

Attachments:

Pre-Hearing Staff Analysis
Site Plan

[2022_140_PHSА_DONE](#)

[2022_140_RevSitePlan_2023_02_13](#)

44. Rezoning Petition: 2022-153 by Catalyst Investment Partners

Location: Approximately 0.5 acres located on the north side of Old Hebron Road, west of England Street, and east of Nations Ford Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)
Proposed Zoning: I-2 (general industrial)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2022_153_PHSА_DONE](#)

45. Rezoning Petition: 2022-155 by Mungo Homes

Location: Approximately 4.2 acres located on the south side of Lakeview Road, west of Reames Road, and east of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-12MF (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_155_PHSА_DONE](#)

[2022_155_RevSitePlans_2023_02_15](#)

46. Rezoning Petition: 2022-158 by Fall Investments LLC

Location: Approximately 2.04 acres located on the south side of West W.T. Harris Boulevard, east of University Executive Park Drive, and west of North Tryon Street. (Council District 4 - Johnson)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2022_158_PHSA_DONE](#)

47. Rezoning Petition: 2022-215 by Shorewood Development Group

Location: Approximately 8.65 acres located on the west side of Twin Lakes Parkway, east side of Statesville Road, and north side of Interstate 485, south of Alexandriana Road. (ETJ - BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: BP (business park)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2022_215_PHSA_DONE](#)

[2022_215_RevSitePlan_2023_02_13](#)