

City of Charlotte

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



Meeting Agenda

Monday, September 18, 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 15 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:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

3. Rezoning Petition: 2022-049 by Turnstone Group, LLC

Location: Approximately 9.84 acres located on the south side of Old Dowd Road at the intersection with Sam Wilson Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Watlington)

Current Zoning: NS (neighborhood services)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_049_ZCR](#)

[2022_049_FSA_DONE](#)

[2022_049_SitePlanRev_2023_8_24](#)

4. 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: ML-1 (manufacturing and logistics - 1)

Proposed Zoning: TOD-CC (transit-oriented development, community center) and TOD-TR (transit-oriented development, transition)

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_060_ZCR](#)

[2022_060_FSA](#)

5. Rezoning Petition: 2022-146 by KTED LLC

Location: Approximately 3.9 acres located on the north side of Albemarle Road, west of Harrisburg Road, and south of Pence Road. (Council District 5-Molina)

Current Zoning: IC-1 (institutional campus) and R-12MF(CD) (multi-family residential, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

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

[2022_146_ZCR](#)

[2022_146_FSA](#)

[2022_146_RevSitePlan_2023_08_29](#)

6. Rezoning Petition: 2022-183 by Blu South LLC

Location: Approximately 32.42 acres located along the north side of Interstate 485, west of China Grove Church Road, and south of East Westinghouse Boulevard. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_183_ZCR_Rev](#)

[2022_183_FSA](#)

[2022_183_siteplanRev_23_8_7](#)

7. Rezoning Petition: 2022-157 by Leon & Jennifer Chisolm

Location: Approximately 4.2 acres located on the north side of Galloway Road, east of Mallard Creek Road, and west of Garrison Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_157_ZCR](#)

[2022_157_FSA](#)

[2022_157_RevSitePlan_2023_07_21](#)

8. Rezoning Petition: 2022-212 by Chipotle Mexican Grill of Colorado, LLC

Location: Approximately 0.86 acres located in the northwest quadrant of the intersection of Park Road and East Woodlawn Road, south of Drexel Place. (Council District 6 - Bokhari)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_212_ZCR](#)

[2022_212_FSA](#)

[2022_212_RevSitePlan_2023_08_24](#)

9. Rezoning Petition: 2022-219 by Scott Allred

Location: Approximately 13.02 acres located on the south side of Albemarle Road, east of Manchester Lane, and west of Wilgrove-Mint Hill Road. (Council District 5 - Molina)

Current Zoning: CG (general commercial) and N1-A (neighborhood 1 - A)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 219 ZCR Rev](#)

[2022 219 FSA](#)

[2022 219 siteplanRev 23 7 28](#)

10. Rezoning Petition: 2023-022 by Charter Properties, Inc.

Location: Approximately 14.46 located west of N Tryon Street, east of Morehead Road, and north of Floyd Smith Office Park Drive. (Council District 4- Johnson)

Current Zoning: N1-A (neighborhood 1-A)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 022 ZCR](#)

[2023 022 FSA](#)

[2023 022 SitePlanRev 2023 9 11](#)

11. Rezoning Petition: 2023-027 by 401 S. College St. NC, LLC

Location: Approximately 2.73 acres bound by the south side of South College Street, west side of East Martin Luther King Jr. Boulevard, north side of South Brevard Street, and east side of East Brooklyn Village Avenue. (Council District 1- Anderson)

Current Zoning: UC (uptown core)

Proposed Zoning: UMUD-O (uptown mixed-use development, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 027 ZCR](#)

[2023 027 FSA](#)

[2023 027 RevSitePlan 2023 09 11](#)

12. Rezoning Petition: 2023-029 by MAGIC, LLC

Location: Approximately 16.65 acres located on the east side of Northlake Centre Parkway, south of Interstate 485, and west of Interstate 77. (ETJ - BOCC: 3-Powell; Closet CC 4-Johnson)

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

Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 029 ZCR](#)

[2023 029 FSA](#)

[2023 029 RevSitePlan 2023 07 17](#)

13. Rezoning Petition: 2023-030 by Rhyne Land Holdings, LLC

Location: Approximately 123.80 acres located on the south side of University City Boulevard, northeast of Interstate 485, and east of Back Creek Church Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

Current Zoning: MX-2 with 5-year vested rights (mixed use district)

Proposed Zoning: I-2(CD) (general industrial, conditional) and MX-2 (mixed use district)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_030_ZCR](#)

[2023_030_FSA](#)

[2023_030_RevSitePlan_2023_08_24](#)

14. Rezoning Petition: 2023-049 by Wells Fargo Bank

Location: Approximately 30.1 acres located along the north side of Vance Davis Drive and west side of Old Statesville Road, south of Interstate 485. (Council District 4-Johnson)

Current Zoning: OFC (office)

Proposed Zoning: ML-1 (manufacturing and logistics 1)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_049_ZCR](#)

[2023_049_FSA](#)

15. Rezoning Petition: 2023-050 by Mudassar Mohammed

Location: Approximately 0.219 acres located on the east side of Donna Avenue, south of Atmore Street, and north of The Plaza. (Council District 1-Anderson)

Current Zoning: ML-1 (manufacturing and logistics 1)

Proposed Zoning: N1-D (neighborhood 1-D)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_050_ZCR](#)

[2023_050_FSA](#)

DECISIONS**16. Rezoning Petition: 2022-156 by Greystar Development East, LLC**

Update: Petitioner has withdrawn this petition

Location: Approximately 10.82 acres located at the southeast intersection of South Tryon Street and Nations Ford Road, south of West Woodlawn Road, and west of Interstate 77. (Council District 3 - Watlington)

Current Zoning: CG (general commercial) and I-1 (CD) (light industrial, conditional)

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

17. Rezoning Petition: 2022-048 by Tribute Companies, Inc.

Update: Petitioner is requesting deferral to October 16, 2023

Location: Approximately 182.71 acres located along the south side of Interstate 485 South interchange, east of John Adams Road, and north of North Tryon Street. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: MX-2 (mixed use)

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

Update: Petitioner is requesting deferral to October 16, 2023

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) (office, conditional), NS (neighborhood services)

Proposed Zoning: O-2 (CD) SPA (office, conditional, site plan amendment), NS SPA (neighborhood services, site plan amendment)

19. Rezoning Petition: 2022-147 by SouthPark Towers PropCo, LLC

Update: Petitioner is requesting deferral to October 16, 2023

Location: Approximately 9.94 acres bound by the south side of Fairview Road, east side of Piedmont Row Drive South, and the north and west side of Barclay Downs Drive. (Council District 6 - Bokhari)

Current Zoning: OFC (office flex campus)

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

20. Rezoning Petition: 2022-148 by Third & Urban LLC

Update: Petitioner is requesting deferral to October 16, 2023

Location: Approximately 15 acres located on the south side of State Street, north of Tuckaseegee Road, and east of Berryhill Road. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics - 2) and MUDD-O (mixed-use development district - optional)

Proposed Zoning: IMU (innovative mixed use)

21. Rezoning Petition: 2022-161 by Pulte Group

Update: Petitioner is requesting deferral to October 16, 2023

Location: Approximately 29.33 acres located at the southwest intersection of Steele Creek Road and Parkside Crossing Drive, south of Sledge Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: N1-A (neighborhood 1 - A)

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

22. Rezoning Petition: 2022-193 by Brown Group, Inc.

Update: Petitioner is requesting deferral to October 16, 2023

Location: Approximately 19.79 acres located on the east side of Legranger Road and west side of Interstate 85, south of West Mallard Creek Church Road. (Council District 4 - Johnson)

Current Zoning: RC (research campus) and N1-B (neighborhood 1 - B)

Proposed Zoning: RE-3(CD) (research, conditional)

23. Rezoning Petition: 2023-013 by Toll Brothers Apartment Living

Update: Petitioner is requesting deferral to October 16, 2023

Location: Approximately 19.75 acres located on the north side of Choate Circle between Legree Lane and Freshwell Road. (Council District 3- Watlington)

Current Zoning: N1-A (neighborhood 1-A)

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

24. Rezoning Petition: 2023-014 by Charlotte Truck Center, Inc.

Update: Petitioner is requesting deferral to October 16, 2023

Location: Approximately 1.29 acres located on the south side of Cannon Avenue, east of North Graham Street, and north of Interstate 85. (Council District 1- Anderson)

Current Zoning: N1-B (neighborhood 1-B)

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

25. Rezoning Petition: 2021-256 by NVR, Inc.

Location: Approximately 150.78 acres located on the north side of Old Concord Road, east of North Tryon Street, and south of West Rocky River Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A), N1-B (neighborhood 1 - B), and R-6 (CD) (single family residential, conditional)

Proposed Zoning: MX-2 INNOV (mixed use, innovative) with 5-year vested rights

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2021_256_ZCR](#)

[2021_256_FSA_DONE](#)

[2021_256_RevSitePlan_2023_08_09](#)

26. Rezoning Petition: 2022-160 by Penler Development, LLC

Location: Approximately 24.13 acres located along the south side of Mount Holly Road and east side of Creston Circle, west of Interstate 485. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

Current Zoning: ML-1 (manufacturing and logistics), CG (general commercial), N1-A (neighborhood 1 - A)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition.

Staff Recommendation:

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

[2022_160_ZCR_August_rev](#)

[2022_160_FSA](#)

[2022_160_SitePlanRev_2023_8_8](#)

27. Rezoning Petition: 2022-168 by Nick Armstrong

Location: Approximately 0.55 acres located south of Tuckaseegee Road and east of Enderly Road. (Council District 2 - Graham)

Current Zoning: N1-C (neighborhood 1 - C), MUDD-O (mixed use development district, optional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend DENIAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_168_ZCR](#)

[2022_168_FSA](#)

[2022_168_SitePlanRev_2023_7_24](#)

28. Rezoning Petition: 2022-204 by Jay Jeet, LLC

Location: Approximately 5.19 acres located on the south side of Sunset Road, west of Beatties Ford Road, and east of Peachtree Road. (ETJ - BOCC: 2-Leake; Closest CC: 2-Graham)

Current Zoning: N1-B (neighborhood 1- B)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend DENIAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2022_204_ZCR](#)

[2022_204_FSA](#)

[2022_204_RevSitePlan_2023_07_20](#)

29. Rezoning Petition: 2023-002 by Jay Cox

Location: Approximately 1.77 acres located on the south side of McKee Road, east of Weddington Road, and west of Savannah Hills Drive (Council District 7 - Driggs)

Current Zoning: N1-A (neighborhood 1 - A)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_002_ZCR](#)

[2023_002_FSA](#)

[2023_002_siteplanRev_23_8_14](#)

HEARINGS**30. Rezoning Petition: 2023-037 by Shinnville Ridge Partners LLC/Courtney Sloan**

Update: Petitioner is requesting deferral to October 16, 2023

Location: Approximately 1.21 acres located on the north side of Fairview Road, west of Wintercrest Lane, and east of Park Road.

Current Zoning: N1-A (neighborhood 1 - A)

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

31. Rezoning Petition: 2021-277 by Buildom LLC

Update: Petitioner is requesting deferral to October 16, 2023

Location: Approximately 0.40 acres located on the east side of Providence Road, north side of Phil Aull Place, south of South Colonial Avenue.

Current Zoning: OFC (office flex campus)

Proposed Zoning: NC (neighborhood center)

32. Rezoning Petition: 2023-106 by Charlotte Planning, Design, & Development - Text Amendment

This text amendment will allow multi-family attached, multi-family stacked, and multi-dwelling development in the general commercial (CG) and regional commercial (CR) zoning districts when located in a Centers Place Type.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023-106_PHS Final](#)

[Text Amendment](#)

33. Rezoning Petition: 2023-088 by On Cleveland, LLC

Location: Approximately 0.517 acres located at the southeast intersection of Cleveland Avenue and East Worthington Avenue, south of East Boulevard. (Council District 1 - Anderson)

Current Zoning: NS HDO (neighborhood services, historic district overlay)

Proposed Zoning: NC(EX) HDO (neighborhood center, exception, historic district overlay)

Staff Recommendation:

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

[2023_088_PHSА_DONE](#)

[2023_088_RevSitePlan_2023_08_14](#)

34. Rezoning Petition: 2022-005 by Tribek Properties, Inc.

Location: Approximately 2.97 acres located on the west side of West W.T. Harris Boulevard, south of Mt. Holly-Huntersville Road, and north of Interstate 485. (Council District 4 - Johnson)

Current Zoning: NS (neighborhood services)

Proposed Zoning: NS SPA (neighborhood services, site plan amendment)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_005_PHSА_DONE](#)

[2022_005_RevSitePlan_2023_08_14](#)

35. Rezoning Petition: 2022-066 by Wood Partners

Location: Approximately 13.50 acres located at the northeast intersection of Albemarle Road and Novant Health Parkway, west of Cresswind Boulevard. (ETJ - BOCC: 4-Jerell; Closest CC 5-Molina)

Current Zoning: NS (neighborhood services), B-1(CD) (neighborhood business, conditional), and 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 transportation, environment, and site and building design.

[2022_066_PHSА_DONE](#)

[2022_066_RevSitePlan_2022_10_17](#)

36. Rezoning Petition: 2022-096 by Kairoi Residential

Location: Approximately 33.03 acres located along the west side of John Adams Road, south side of Galloway Road, north of West Mallard Creek Church Road, and east of Interstate 85. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A), RE-3(CD) (research, conditional), OFC (office), CG (general commercial), B-1(CD) (neighborhood business, conditional)

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

Staff Recommendation:

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

[2022_096_PHSА_DONE](#)

[2022-096_RevSitePlan_2023_08_14](#)

37. Rezoning Petition: 2022-218 by Mattamy Homes

Location: Approximately 15.93 acres located on the west side of Milhaven Lane, south of Juniper Drive, and east of Interstate 77.

Current Zoning: N1-B (neighborhood 1-B)

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

Staff Recommendation:

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

[2022_218_PHSА_DONE](#)

[2022_218_RevSitePlan_2023_08_09](#)

38. Rezoning Petition: 2023-011 by Brian Foushee

Location: Approximately 24.96 acres located on the south side of Allen Road East and east side of Citadel Place, west of Allen Road South. (Council District 1- Anderson)

Current Zoning: N1-A (neighborhood 1-A)

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

Staff Recommendation:

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

[2023_011_PHSА_DONE](#)

[2023_011_RevSitePlan_2023_07_17](#)

39. Rezoning Petition: 2023-024 by Childress Klein Properties

Location: Approximately 83.65 acres located along the north side of Ridge Road, south of Mallard Creek Road, and east of Interstate 485. (Council District 4- Johnson)

Current Zoning: N1-A (neighborhood 1-A), CC (commercial center), INST (institutional), I-1(CD) (light industrial, conditional)

Proposed Zoning: I-1(CD) (light Industrial, conditional), MX-1 (mixed use) with 5-year vested rights

Staff Recommendation:

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

[2023-024 PHSA DONE](#)

[2023_024_RevSitePlan_2023_08_14](#)

40. Rezoning Petition: 2023-031 by Crescent Communities, LLC

Location: Approximately 2.766 acres located on the west side of S Tryon Street, north side of Carson Boulevard, and east side of Winnifred Street. (Council District 2 - Graham)

Current Zoning: UC (urban core)

Proposed Zoning: UMUD-O (uptown mixed-use district, optional)

Staff Recommendation:

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

[2023_031_PHSA_DONE](#)

[2023_031_SitePlanRev_2023_8_14](#)

41. Rezoning Petition: 2023-032 by The Keith Corporation

Location: Approximately 2.43 acres bound by the south side of Lamar Avenue, west side of Park Drive, north side of Clement Avenue, and east side of East 5th Street. (Council District 1 - Anderson)

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

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

Staff Recommendation:

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

[2023_032_PHSA_DONE](#)

[2023_031_SitePlanRev_2023_8_14](#)

42. Rezoning Petition: 2023-035 by Alliance Industrial Partners, LLC

Location: Approximately 10.34 acres located north of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive. (Council District 3 - Watlington)

Current Zoning: N1-A ANDO (Neighborhood 1, Airport Noise Disclosure Overlay)

Proposed Zoning: I-1(CD) ANDO (Light Industrial, Conditional, Airport Noise Disclosure Overlay)

Staff Recommendation:

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

[2023_035_PHSА_DONE](#)

[2023_035_SitePlanRev_2023_8_14](#)

43. Rezoning Petition: 2023-044 by Morris Holdings II, LLC

Location: Approximately 63.22 acres located on the north and south side of Morris Estate Drive, east of North Graham Street, and west of IBM Drive. (Council District 2 - Graham)

Current Zoning: RE-3 (research)

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

Staff Recommendation:

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

[2023_044_PHSА_DONE](#)

[2023_044_SitePlanRev_2023_8_14](#)

44. Rezoning Petition: 2023-045 by Grubb Properties

Location: Approximately 10.6 acres bound by the south side of Abbey Place, east side of Park Road, west side of Hedgemore Drive, and north side of Mockingbird Lane. (Council District 6 - Bokhari)

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

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

Staff Recommendation:

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

[2023_045_PHSА_DONE](#)

[2023_045_RevSitePlan_2023_08_14](#)

45. Rezoning Petition: 2023-051 by Portman Holdings

Location: Approximately 1.1 acres located on the east side of South Tryon Street, south of West Tremont Avenue, and north of Rampart Street. (Council District 3 - Watlington)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_051_PHS_A_DONE](#)

46. Rezoning Petition: 2023-099 by Beacon Partners; ABMAR GK Twin Lakes, LLC; ES 10000 Twin Lakes, LLC; and TKC XIX LLC

Location: Approximately 64 acres located on the south side of Vance Davis Drive, east of Twin Lakes Parkway, and west of Old Statesville Road. (Council District 4 - Johnson)

Current Zoning: OFC (office flex campus)

Proposed Zoning: ML-1 (manufacturing and logistics - 1)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_099_PHS_A_DONE](#)