

City of Charlotte

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



Zoning Agenda

Wednesday, January 4, 2023

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 31, 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 31, 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: 2022-071 by MTB Holdings, LLC

Update: Petitioner is requesting deferral to May 30, 2023

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)

4. 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)

Public Hearing Held: November 21, 2022 - Item #32

Staff Resource: John Kinley

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_232_PostHSA](#)

[2021_232_CS](#)

[2021-232_siteplanRev_22_11_23Rev](#)

5. Rezoning Petition: 2021-237 by Balogh Properties, LLC

Location: Approximately 2.08 acres located on the east side of Providence Road, north of South Sharon Amity Road, and south of Andover Road. (Council District 6 - Bokhari)

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

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

Public Hearing Held: December 19, 2022 - Item #32

Staff Resource: John Kinley

Staff Recommendation:

Staff recommends approval upon resolution of technical revisions related to site and building design.

[2021_237_PostHSA](#)

[2021_237_CS](#)

[2021_237_siteplanRev_22_12_22](#)

6. Rezoning Petition: 2022-027 by Childress Klein

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)

Public Hearing Held: December 19, 2022 - Item #33

Staff Resource: John Kinley

Staff Recommendation:

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

[2022 027 PostHSA](#)

[2022 027 CS](#)

[2022 027 siteplanRev 22 12 22](#)

7. Rezoning Petition: 2022-033 by TM BTR of the Carolinas, LLC

Location: Approximately 48.49 acres located on the south side of Alexandriana Road and east side of Northlake Centre Parkway, north of Interstate 485. (ETJ - CC District 1 - Powell; Closest Council District 4 - Johnson)

Current Zoning: R-3 (single family residential) and BP (business park)

Proposed Zoning: MX-2 INNOV (mixed use district, innovative)

Public Hearing Held: December 19, 2022 - Item #34

Staff Resource: Michael Russell

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 033 PostHSA](#)

[2022 033 Consistency](#)

[2022 033 RevSitePlan 2022 12 22](#)

8. Rezoning Petition: 2022-058 by Baldwin SRE-A LLC, Hampstead SC (SRE) LLC, and Baldwin SRE-C, LLC

Location: Approximately 3.4 acres bound by the south side of Baldwin Avenue, west side of East 4th Street, and east side of East 3rd Street, north of Queens Road. (Council District 1 - Anderson)

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

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

Public Hearing Held: December 19, 2022 - Item #35

Staff Resource: John Kinley

Staff Recommendation:

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

[2022 058 PostHSA](#)

[2022 058 CS](#)

[2022 058 siteplanRev 22 12 22](#)

9. Rezoning Petition: 2022-065 by Griffin Family Investments

Location: Approximately 37.10 acres located on the east side of Beatties Ford Road, south of McIntyre Avenue, and north of Sunset Road. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

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

Public Hearing Held: December 19, 2022 - Item #37

Staff Resource: Michael Russell

Staff Recommendation:

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

[2022-065 PostHSA](#)

[2022 065 Consistency](#)

[2022 065 RevSitePlan 2022 12 22](#)

10. Rezoning Petition: 2022-069 by The Fallon Company

Location: Approximately 16.69 acres located on the east side of South Boulevard, southwest side of South Caldwell Street, west side of Templeton Avenue, and north side of Euclid Avenue. (Council District 1 - Anderson)

Current Zoning: TOD-M(O) (transit oriented development - mixed use, optional) and TOD-R(O) (transit oriented development - residential, optional)

Proposed Zoning: TOD-UC (CD) (transit oriented development - urban center, conditional) and TOD-NC (CD) (transit oriented development - neighborhood center, conditional)

Public Hearing Held: December 19, 2022 - Item #38

Staff Resource: Holly Cramer

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 069 PostHSA](#)

[2022 069 consistency](#)

[2022 069 RevSitePlan 2022 12 22](#)