

City of Charlotte

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



Zoning Agenda

Tuesday, January 31, 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 March 7, 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 March 7, 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: 2022-093 by ZCM B1, LLC

Update: Petitioner is requesting deferral to March 7, 2023

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)

4. Rezoning Petition: 2021-261 by Josh Zozosky

Location: Approximately 3.5 acres located on the north side of Billy Graham Parkway, west of South Tryon Street. (Council District 3 - Watlington)

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

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

Public Hearing Held: January 17, 2023 - Item #22

Staff Resource: Holly Cramer

Staff Recommendation:

Staff recommends approval of this petition upon resolution of an outstanding issue related to land use.

[2021 261 PostHSA](#)

[2021 261 SitePlanRev 2022 12 12](#)

[2021 261 consistency](#)

5. 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.

Public Hearing Held: January 17, 2023 - Item #30

Staff Resource: Joe Mangum

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 008 PostHSA DONE](#)

[2022 008 Consistency](#)

[2022 008 SitePlanRev 2023 1 19](#)

6. 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)

Public Hearing Held: January 17, 2023 - Item #23

Staff Resource: Joe Mangum

Staff Recommendation:

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

[2022 059 PostHSA DONE](#)

[2022 059 Consistency](#)

[2022 059 SitePlanRev 2023 1 19](#)

7. 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 2023 01 20](#)

8. Rezoning Petition: 2022-075 by Morteby, LLC

Location: Approximately 20.96 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)

Public Hearing Held: January 14, 2023 - Item #36

Staff Resource: John Kinley

Staff Recommendation:

Staff does not recommend approval of this petition.

[2022 075 PostHSA](#)

[2022 075 CS](#)

9. Rezoning Petition: 2022-077 by Blue Ocean

Location: Approximately 3.64 acres located on the north side of Yorkmont Road, west of Tyvola Road, and south of Oak Lake Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1 AIR (light industrial, airport noise overlay)

Proposed Zoning: MUDD-O AIR (mixed use development district, optional, airport noise overlay)

Public Hearing Held: January 17, 2023 - Item #31

Staff Resource: Joe Mangum

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 077 PostHSA](#)

[2022 077 Consistency](#)

[2022 077 SitePlanRev 2023 1 19](#)

10. Rezoning Petition: 2022-082 by Maple Multi-Family Land SE, LP

Location: Approximately 13.26 acres located on the south side of West Mallard Creek Church Road, east of Interstate 85, and north of Berkeley Place Drive. (Council District 4 - Johnson)

Current Zoning: R-43MF (multi-family residential) and R-3 (single family residential)

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

Public Hearing Held: January 17, 2023 - Item #32

Staff Resource: Michael Russell

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 082 PostHSA](#)

[2022 082 Consistency](#)

[2022 082 RevSitePlan 2023 01 20](#)

11. 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)

Public Hearing Held: January 17, 2023 - Item #33

Staff Resource: Michael Russell

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 087 PostHSA](#)

[2022 087 Consistency](#)

[2022 087 RevSitePlan 2023 01 19](#)

12. Rezoning Petition: 2022-094 by CCC Uptown Gardens, LLC c/o Chaucer Creek Capital, LLC

Location: Approximately 3.59 acres bound by the north side of North Graham Street, south side of North Smith Street, east side of West 7th Street, and west side of West 8th Street. (Council District 2 - Graham)

Current Zoning: UR-2 HD (urban residential, historic district overlay)

Proposed Zoning: UMUD-HD (uptown mixed use district, historic district overlay)

Public Hearing Held: January 17, 2023 - Item #37

Staff Resource: Holly Cramer

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 094 PostHSA](#)

[2022 094 consistency](#)

13. Rezoning Petition: 2022-095 by AHC Funds

Location: Approximately 0.92 acres located on the east side of West 30th Street, north of North Tryon Street, and west 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: January 17, 2023 - Item #38

Staff Resource: Emma Knauerhase

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 095 PostHSA](#)

[2022 095 Consistency](#)

14. Rezoning Petition: 2022-097 by OMB Property Holdings, LLC

Location: Approximately 3.24 acres located on the northwest side of Yancey Road, east of South Tryon Street, and west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-1(TS-O) (light industrial, transit supportive overlay)

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

Public Hearing Held: January 17, 2023 - Item #39

Staff Resource: Maxx Oliver

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 097 PostHSA](#)

[2022 097 Consistency](#)

15. Rezoning Petition: 2022-100 by Copper Builders, LLC

Location: Approximately 0.50 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-TR (transit oriented development - transition)

Public Hearing Held: January 17, 2023 - Item #40

Staff Resource: John Kinley

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 100 PostHSA](#)

[2022 100 CS](#)

16. Rezoning Petition: 2022-101 by The Dilweg Companies

Location: Approximately 4.94 acres located along the southwest side of 77 Center Drive, east of Interstate 77, and north of Tyvola Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: O-2 (office)

Public Hearing Held: January 17, 2023 - Item #41

Staff Resource: John Kinley

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 101 PostHSA](#)

[2022 101 CS](#)

17. Rezoning Petition: 2022-102 by Petit Philippe LLC

Location: Approximately 0.47 acres located at the southeast intersection of Park Road and Reece Road, north of East Woodlawn Road. (Council District 6 - Bokhari)

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

Proposed Zoning: B-1 (neighborhood business)

Public Hearing Held: January 17, 2023 - Item #42

Staff Resource: Maxx Oliver

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 102 PostHSA](#)

[2022 102 Consistency](#)

18. Rezoning Petition: 2022-103 by Dominion Realty Partners, LLC

Location: Approximately 10.18 acres located on the north side of Perimeter Pointe Parkway and southwest side of Rebecca Avenue, west of West Tyvola Road, and south of West Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1(CD) (general industrial, conditional) and R-22MF (multi-family residential)

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

Public Hearing Held: January 17, 2023 - Item #35

Staff Resource: Joe Mangum

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 103 PostHSA](#)

[2022 103 consistency](#)

[2022 103 SitePlanRev 2023 1 18](#)

19. Rezoning Petition: 2022-111 by Piedmont Natural Gas Company

Location: Approximately 36.27 acres located on the east side of Rhyne Road and west side of Interstate 485, south of Mount Holly Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: CC (community center) and B-2(CD) (general business, conditional)

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

Public Hearing Held: January 17, 2023 - Item #25

Staff Resource: Joe Mangum

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 111 PostHSA](#)

[2022 111 Consistency](#)

[2022 111 SitePlanRev 2023 1 19](#)

20. Rezoning Petition: 2022-122 by CoHab Development LLC DBA Space Craft

Location: Approximately 2.4 acres located on the north side of North Davidson Street, east of East 26th Street, and south of North Brevard Street. (Council District 1 - Anderson)

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

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

Public Hearing Held: January 17, 2023 - Item #43

Staff Resource: Emma Knauerhase

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 122 PostHSA](#)

[2022 122 CS](#)

21. Rezoning Petition: 2022-127 by AHC Funds

Location: Approximately 1.88 acres located on the east side of West 32nd Street, north of North Tryon Street, and west of Atando Avenue. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

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

Public Hearing Held: January 17, 2023 - Item #44

Staff Resource: Emma Knauerhase

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 127 PostHSA](#)

[2022 127 Consistency](#)