

City of Charlotte

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



Zoning Agenda

Tuesday, March 7, 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

1. Proposed 2023 Zoning Committee Work Session Meeting Schedule

Action:

- A. Approve the 2023 Zoning Committee Work Session Meeting Schedule.**

Explanation

- The proposed 2023 Zoning Committee Work Session Meeting dates are listed below. Work Session meetings will be held at 5:30pm at the Charlotte-Mecklenburg Government Center in Room 280.
 - Tuesday, April 4, 2023
 - Tuesday, May 2, 2023
 - Tuesday, May 30, 2023
 - Wednesday, July 5, 2023
 - Tuesday, August 1, 2023
 - Tuesday, September 5, 2023
 - Tuesday, October 3, 2023
 - Tuesday, October 31, 2023
 - Tuesday, December 5, 2023

[2023 RezoningSchedule_ZoningCommittee](#)

Zoning Item

2. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to April 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)

3. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.

Update: Petitioner is requesting deferral to April 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)

4. 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_SitePlanRev_2023_1_19](#)

[2022_008_Consistency](#)

5. 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)

Public Hearing Held: February 20, 2023 - Item #39

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_053_PostHSA](#)

[2022_053_RevSitePlan_2023_02_17](#)

[2022_053_consistency](#)

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 recommends approval of this petition.

[2022_059_PostHSA_DONE](#)

[2022_059_SitePlanRev_2023_2_21](#)

[2022_059_Consistency](#)

7. 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)

Public Hearing Held: February 20, 2023 - Item #40

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_062_PostHSA](#)

[2022_062_SitePlanRev_2023_2_23](#)

[2022_062_consistency](#)

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

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)

Public Hearing Held: February 20, 2023 - Item #41

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2022_078_PostHSA_DONE](#)

[2022_078_SitePlanRev_2023_2_23](#)

[2022_078_consistency](#)

9. 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

Public Hearing Held: February 20, 2023 - Item #38

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of a technical revision related to site and building design.

[2022_080_PostHSA_DONE](#)

[2022_080_siteplanRev_23_2_23](#)

[2022_080_CS](#)

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

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)

Public Hearing Held: February 20, 2023 - Item #42

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

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

[2022_086_PostHSA_DONE](#)

[2022_086_RevSitePlan_2023_02_23](#)

[2022_086_Consistency](#)

11. 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)

Public Hearing Held: January 17, 2023 - Item #34

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2022_093_PostHSA_DONE](#)

[2022_093_siteplanRev_23_2_23](#)

[2022_093_CS](#)

12. 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)

Public Hearing Held: February 20, 2023 - Item #44

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2022 106 PostHSA](#)

[2022 106 RevSitePlan 2023 01 17](#)

[2022 106 Consistency](#)

13. 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)

Public Hearing Held: February 20, 2023 - Item #45

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

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

[2022 117 PostHSA DONE](#)

[2022 117 RevSitePlan 2023 2 23](#)

[2022 117 consistency](#)

14. 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)

Public Hearing Held: February 20, 2023 - Item #46

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of an outstanding issue related to transportation and a technical revision.

[2022_128_PostHSA_DONE](#)

[2022_128_RevSitePlan_2023_2_23](#)

[2022_128_consistency](#)

15. 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)

Public Hearing Held: February 20, 2023 - Item #47

Staff Resource: [Maxx Oliver](#)

Staff Recommendation:

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

[2022_132_PostHSA_DONE](#)

[2022_132_SitePlanRev_2023_2_23](#)

[2022_132_Consistency](#)

16. 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)

Public Hearing Held: February 20, 2023 - Item #48

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_142_PostHSA_DONE](#)

[2022_142_RevSitePlan_2023_02_22](#)

[2022_142_Consistency](#)

17. 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)

Public Hearing Held: February 20, 2023 - Item #49

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_150_PostHSA](#)

[2022_150_Consistency](#)