

City of Charlotte

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



Zoning Agenda

Tuesday, April 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 May 2, 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 May 2, 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: 2022-133 by Paramount Development, LLC

Update: Petitioner is requesting deferral to May 2, 2023

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)

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

Update: Petitioner is requesting deferral to May 2, 2023

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)

5. 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)

Public Hearing Held: March 20, 2023 - Item #30

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2021 198 PostHSA](#)

[2021 198 siteplanRev 23 3 23](#)

[2022 198 CS](#)

6. 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)

Public Hearing Held: March 20, 2023 - Item #31

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 070 PostHSA](#)

[2022 070 RevSitePlan 2023 03 24](#)

[2022 070 Consistency](#)

7. 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)

Public Hearing Held: March 20, 2023 - Item #32

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2022 084 PostHSA](#)

[2022 084 RevSitePlan 2023 03 24](#)

[2022 084 Consistency](#)

8. 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)

Public Hearing Held: March 20, 2023 - Item #35

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 091 PostHSA](#)

[2022 091 RevSitePlan 2023 3 23](#)

[2022 091 consistency](#)

9. 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

Public Hearing Held: March 20, 2023 - Item #37

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2022 123 PostHSA](#)

[2022 123 RvSitePlan 2023 03 24](#)

[2022 123 Consistency](#)

10. 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)

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 125 PostHSA](#)

[2022 125 SitePlanRev 2023 3 21](#)

[2022 125 consistency](#)

11. 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)

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2022 134 PostHSA](#)

[2022 134 SitePlanRev 2023 3 24](#)

[2022 134 consistency](#)

12. 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)

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 137 PostHSA](#)

[2022 137 SitePlanRev 2023 3 21](#)

[2022 137 consistency](#)

13. 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)

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

Staff Resource: [Maxx Oliver](#)

Staff Recommendation:

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

[2022 139 PostHSA](#)

[2022 139 SitePlanRev 2023 3 23](#)

[2022 139 Consistency](#)

14. 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)

Public Hearing Held: March 20, 2023 - Item #34

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation:

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

[2022 152 PostHSA](#)

[2022 152 Consistency](#)

15. 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)

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

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 153 PostHSA](#)

[2022 153 Consistency](#)

16. 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)

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

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 155 PostHSA](#)

[2022 155 2023 03 24](#)

[2022 155 Consistency](#)

17. 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)

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

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 158 PostHSA](#)

[2022 158 Consistency](#)

18. 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)

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

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 215 PostHSA](#)

[2022 215 RevSitePlan 2023 02 13](#)

[2022 215 Consistency](#)