

City of Charlotte

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



Zoning Agenda

Wednesday, July 5, 2023

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Terry Lansdell

Shana Neeley

Wil Russell

Clayton Sealey

Rebekah Whilden

Rick Winiker

Zoning Committee Work Session

Zoning Item

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

Update: Petitioner is requesting deferral to August 1, 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) with 5-year vested rights

2. Rezoning Petition: 2022-071 by MTB Holdings, LLC

Update: Petitioner is requesting deferral to December 5, 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: ML-2 (manufacturing and logistics - 2)

Proposed Zoning: TOD-CC (transit-oriented development - community center)

3. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to August 1, 2023

Location: Approximately 0.94 acres located at the southeast intersection of Commonwealth Avenue and The Plaza, north of East Independence Boulevard. (Council District 1 - Anderson)

Current Zoning: O-2 PED (office, pedestrian overlay)

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

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

Update: Petitioner is requesting deferral to August 1, 2023

Location: Approximately 1.66 acres located at the southeast intersection of Steele Creek Road and Rigsby Road, north of Dixie River Road. (Council District 3 - Watlington)

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

Proposed Zoning: NS (neighborhood services)

5. Rezoning Petition: 2022-109 by Urban Trends Real Estate, Inc.

Update: Petitioner is requesting deferral to August 1, 2023

Location: Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive. (Council District 5 - Molina)

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

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

6. Rezoning Petition: 2022-156 by Greystar Development East, LLC

Update: Petitioner is requesting deferral to August 1, 2023

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: B-1 (neighborhood business), B-2 (general business), and I-1 (CD) (light industrial, conditional)

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

7. 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: N1-C (neighborhood 1 - C) and OFC (office flex campus)

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

Public Hearing Held: May 15, 2023 - Item #46

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation:

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

[2022 152 PostHSA DONE](#)

[Revised 2022 152 Site Conditions 23 6 13](#)

[2022 152 CS 7 5 23](#)

8. 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: M&L-1 (manufacturing and logistics 1), CG (general commercial), N-1A (neighborhood 1-A)

Proposed Zoning: R-12MF(CD)

Public Hearing Held: April 17, 2023 - Item #38

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2022 160 PostHSA July Updated UDO](#)

[2022 160 SitePlanRev 2023 6 21](#)

[2022 160 consistency](#)