

City of Charlotte

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



Zoning Agenda

Tuesday, October 3, 2023

Charlotte-Mecklenburg Government Center

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: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to October 31, 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 zoning district)

Proposed Zoning: NS (neighborhood services)

2. Rezoning Petition: 2022-096 by Kairoi Residential

Update: Petitioner is requesting deferral to October 31, 2023

Location: Approximately 33.03 acres located along the west side of John Adams Road, south side of Galloway Road, north of West Mallard Creek Church Road, and east of Interstate 85. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A), RE-3(CD) (research, conditional), OFC (office), CG (general commercial), B-1(CD) (neighborhood business, conditional)

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

3. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to October 31, 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: NC (neighborhood center)

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

4. **Rezoning Petition: 2023-106 by Charlotte Planning, Design, & Development - Text Amendment**

This text amendment will allow multi-family attached, multi-family stacked, and multi-dwelling development in the general commercial (CG) and regional commercial (CR) zoning districts when located in a Centers Place Type.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_106_Post](#)

[2023_106_Consistency_10-3-23_revised](#)

5. **Rezoning Petition: 2022-005 by Tribek Properties, Inc.**

Location: Approximately 2.97 acres located on the west side of West W.T. Harris Boulevard, south of Mt. Holly-Huntersville Road, and north of Interstate 485. (Council District 4 - Johnson)

Current Zoning: NS (neighborhood services)

Proposed Zoning: NS SPA (neighborhood services, site plan amendment)

Public Hearing Held: September 18, 2023 - Item 34

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_005_PostHSA](#)

[2022_005_RevSitePlan_2023_08_14](#)

[2022_005_consistency](#)

6. **Rezoning Petition: 2022-066 by Wood Partners**

Location: Approximately 13.50 acres located at the northeast intersection of Albemarle Road and Novant Health Parkway, west of Cresswind Boulevard. (ETJ - BOCC: 4-Jerell; Closest CC 5-Molina)

Current Zoning: NS (neighborhood services), B-1(CD) (neighborhood business, conditional), and R-3 (single family residential)

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

Public Hearing Held: September 18, 2023 - Item #35

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_066_PostHSA](#)

[2022_066_RevSitePlan_2023_09_21](#)

[2022_066_Consistency](#)

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

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: B-1 (neighborhood business) and R-4 (single family residential)

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

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

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

Staff Recommendation:

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

[2022 109 PostHSA DONE](#)

[2022 109 RevSitePlan 2023 09 21](#)

[2022 109 Consistency](#)

8. Rezoning Petition: 2022-218 by Mattamy Homes

Location: Approximately 15.93 acres located on the west side of Milhaven Lane, south of Juniper Drive, and east of Interstate 77.

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

Proposed Zoning: R-8MF(CD) (single family residential, conditional)

Public Hearing Held: September 18, 2023 - Item #37

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 218 PostHSA](#)

[2022 218 RevSitePlan 2023 09 21](#)

[2022 218 Consistency](#)

9. Rezoning Petition: 2023-011 by Brian Foushee

Location: Approximately 24.96 acres located on the south side of Allen Road East and east side of Citadel Place, west of Allen Road South. (Council District 1- Anderson)

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

Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

Public Hearing Held: September 18, 2023 - Item #38

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 011 PostHSA](#)

[2023 011 RevSitePlan 2023 09 21](#)

[2023 011 Consistency](#)

10. Rezoning Petition: 2023-013 by Toll Brothers Apartment Living

Location: Approximately 19.75 acres located on the north side of Choate Circle between Legree Lane and Freshwell Road. (Council District 3- Watlington)

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

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

Public Hearing Held: August 21, 2023 - Item #61

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 013 PostHSA](#)

[2023 013 SitePlanRev 2023 9 21](#)

[2023 013 Consistency](#)

11. Rezoning Petition: 2023-024 by Childress Klein Properties

Location: Approximately 83.65 acres located along the north side of Ridge Road, south of Mallard Creek Road, and east of Interstate 485. (Council District 4- Johnson)

Current Zoning: N1-A (neighborhood 1-A), CC (commercial center), INST (institutional), I-1(CD) (light industrial, conditional)

Proposed Zoning: I-1(CD) (light Industrial, conditional), MX-1 (mixed use) with 5-year vested rights

Public Hearing Held: September 18, 2023 - Item #39

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 024 PostHSA](#)

[2023 024 Consistency](#)

[2023 024 RevSitePlan 2023 08 14](#)

12. Rezoning Petition: 2023-031 by Crescent Communities, LLC

Location: Approximately 2.766 acres located on the west side of S Tryon Street, north side of Carson Boulevard, and east side of Winnifred Street. (Council District 2 - Graham)

Current Zoning: UC (urban core)

Proposed Zoning: UMUD-O (uptown mixed-use district, optional)

Public Hearing Held: September 18, 2023 - Item #40

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.

[2023 031 PostHSA](#)

[2023 031 SitePlanRev 2023 9 22](#)

[2023 031 Consistency](#)

13. Rezoning Petition: 2023-035 by Alliance Industrial Partners, LLC

Location: Approximately 10.34 acres located north of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive. (Council District 3 - Watlington)

Current Zoning: N1-A ANDO (Neighborhood 1, Airport Noise Disclosure Overlay)

Proposed Zoning: I-1(CD) ANDO (Light Industrial, Conditional, Airport Noise Disclosure Overlay)

Public Hearing Held: September 18, 2023- Item #42

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2023 035 PostHSA](#)

[2023 035 SitePlanRev 2023 9 20](#)

[2023 035 consistency](#)

14. Rezoning Petition: 2023-044 by Morris Holdings II, LLC

Location: Approximately 63.22 acres located on the north and south side of Morris Estate Drive, east of North Graham Street, and west of IBM Drive. (Council District 2 - Graham)

Current Zoning: RE-3 (research)

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

Public Hearing Held: September 18, 2023 - Item #43

Staff Resource: [Maxx Oliver](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 044 PostHSA](#)

[2023 044 SitePlanRev 2023 9 22](#)

[2023 044 Consistency](#)

15. Rezoning Petition: 2023-051 by Portman Holdings

Location: Approximately 1.1 acres located on the east side of South Tryon Street, south of West Tremont Avenue, and north of Rampart Street. (Council District 3 - Watlington)

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

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

Public Hearing Held: September 18, 2023 - Item #45

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 051 PostHSA](#)

[2023 051 Consistency](#)

16. Rezoning Petition: 2023-088 by On Cleveland, LLC

Location: Approximately 0.517 acres located at the southeast intersection of Cleveland Avenue and East Worthington Avenue, south of East Boulevard. (Council District 1 - Anderson)

Current Zoning: NS HDO (neighborhood services, historic district overlay)

Proposed Zoning: NC(EX) HDO (neighborhood center, exception, historic district overlay)

Public Hearing Held: September 18, 2023 - Item #33

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 088 PostHSA](#)

[2023 088 RevSitePlan 2023 09 21](#)

[2023 088 consistency](#)

17. Rezoning Petition: 2023-099 by Beacon Partners; ABMAR GK Twin Lakes, LLC; ES 10000 Twin Lakes, LLC; and TKC XIX LLC

Location: Approximately 64 acres located on the south side of Vance Davis Drive, east of Twin Lakes Parkway, and west of Old Statesville Road. (Council District 4 - Johnson)

Current Zoning: OFC (office flex campus)

Proposed Zoning: ML-1 (manufacturing and logistics - 1)

Public Hearing Held: September 18, 2023 - Item #46

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 099 PostHSA](#)

[2023 099 Consistency](#)