

City of Charlotte

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



Zoning Agenda

Tuesday, January 30, 2024

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Terry Lansdell

Shana Neeley

Wil Russell

Clayton Sealey

Rebekah Whilden

Rick Winiker

1. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC

Update: Petitioner is requesting deferral to March 5, 2024

Location: Approximately 0.79 acres located along the east side of Park Road, the south side of Selwyn Avenue, and north of Manning Drive. (Council District 6 - Bokhari)

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

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

2. Rezoning Petition: 2022-224 by SRL Central Avenue Properties, LLC

Update: Petitioner is requesting deferral to March 5, 2024

Location: Approximately 1.23 acres located in the northeast quadrant of the intersection of Central Avenue and Morningside Drive, south of Roland Street. (Council District 1 - Anderson)

Current Zoning: MUDD-O (mixed-use development-optional)

Proposed Zoning: MUDD-O SPA (mixed-use development-optional, site plan amendment)

3. Rezoning Petition: 2022-216 by QuikTrip Corporation

Update: Petitioner is requesting deferral to March 5, 2024

Location: Approximately 3.55 acres bound by the east of side of Lakebrook Road, north side of Centergrove Lane, west side of Sam Wilson Road, and south side of Interstate 85. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

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

Proposed Zoning: I-1(CD) (light industrial, conditional)

4. Rezoning Petition: 2023-015 by Tribek Properties

Update: Petitioner is requesting deferral to March 5, 2024

Location: Approximately 4.54 acres located in the southwest quadrant of the intersection of Wilkinson Boulevard and Remount Road, north of Parker Drive. (Council District 3 - Brown)

Current Zoning: ML-2 (manufacturing and logistics, 2)

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

5. Rezoning Petition: 2023-047 by Gustafson Partners Commercial Real Estate

Update: Petitioner is requesting deferral to March 5, 2024

Location: Approximately 2.25 acres located on the north and south side of Northlake Creek Drive, west side of Reames Road, and south side of West W.T. Harris Boulevard. (Council District 4 - Johnson)

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

Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

6. Rezoning Petition: 2023-091 by Mecklenburg County

Update: Petitioner is requesting deferral to March 5, 2024

Location: Approximately 3.23 acres located along the northwest side of North College Street and both the east and west sides of East 7th Street. (Council District 1 - Anderson)

Current Zoning: UMUD-O (uptown mixed use development, optional)

Proposed Zoning: UMUD-O SPA (uptown mixed use development, optional, site plan amendment)

7. Rezoning Petition: 2023-134 by Park South Townhome Community, LLC

Update: Petitioner is requesting deferral to March 5, 2024

Location: Approximately 0.997 acres located along the west side of Park South Drive, east of Parkstone Drive, and north of Archdale Drive. (Council District 6 - Bokhari)

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

Proposed Zoning: N1-F(CD) (neighborhood 1-F, conditional)

8. Rezoning Petition: 2016-056 by Crescent Communities, LLC and Lincoln Harris - Innovative Request

Location: The site is located at the intersection of Sadler Road and Fox Valley Road.

Staff Resource: [Solomon Fortune](#)

Request: Lori Milam of Land Design is requesting approval of innovative provisions for the MX-2 portion of the River District for petition 2016-056. The following items are the requested innovative provisions:

1. Allow single-family detached lot size to a minimum 3,500 square feet.
2. A minimum building width of 60 feet for single-family attached units.

Staff Recommendation:

Staff recommends approval of the innovative request.

[2016-056 Innovative Request site plan](#)

9. Rezoning Petition: 2023-017 by Liberty Healthcare Properties of North Carolina, LLC

Location: Approximately 7.04 acres located on the north side of Providence Road West, west of Community House Road, and east of Old Ardrey Kell Road. (Council District 7 - Driggs)

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

Proposed Zoning: INST (CD) (institutional, conditional)

Public Hearing Held: January 16, 2024 - Item #45

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2023 017 PostHSA](#)

[2023 017 SitePlanRev 2024 1 18](#)

[2023 017 Consistency](#)

10. Rezoning Petition: 2023-034 by Cambridge Properties, Inc.

Location: Approximately 4.90 acres located on the west side of North Tryon Street, east of J.W. Clay Boulevard. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

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

Public Hearing Held: January 16, 2024 - Item #46

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2023_034_PostHSA](#)

[2023_034_SitePlanRev_2024_01_18](#)

[2023_034_Consistency](#)

11. Rezoning Petition: 2023-037 by Shinnville Ridge Partners LLC/Courtney Sloan

Location: Approximately 1.21 acres located on the north side of Fairview Road, west of Wintercrest Lane, and east of Park Road. (Council District 6 - Bokhari)

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

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

Public Hearing Held: December 18, 2023 - Item #32

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

Staff Recommendation:

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

[2023_037_PostHSA_DONE](#)

[2023_037_RevSitePlan_2024_1_18](#)

[2023_037_ConsistencyRev](#)

12. Rezoning Petition: 2023-080 by True Homes, LLC

Location: Approximately 19.16 acres located west of Nations Ford Road, south of Forest Point Boulevard, and north of Short Hills Drive. (Council District 3 - Brown)

Current Zoning: R-9 (CD) (single family residential, conditional)

Proposed Zoning: N2-A (CD) (neighborhood 2 - A, conditional)

Public Hearing Held: January 16, 2024 - Item #48

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2023_080_PostHSA](#)

[2023_080_SitePlanRev_2024_1_18](#)

[2023_080_Consistency](#)

13. Rezoning Petition: 2023-089 by True Homes, LLC

Location: Approximately 1.78 acres located along the southwest side of Point O'Woods Drive, west of Northlake Centre Parkway. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A) and CC (commercial center)

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Public Hearing Held: January 16, 2024 - Item #49

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2023_089_PostHSA](#)

[2023_089_RevSitePlan_2024_01_18](#)

[2023_089_Consistency](#)

14. Rezoning Petition: 2023-092 by Great American Storage, LLC

Location: Approximately 4.85 acres located west of Steele Creek Road and north of the Interstate 485 ramp. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

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

Proposed Zoning: CR (CD) (regional commercial, conditional)

Public Hearing Held: January 16, 2024 - Item #50

Staff Resource: [Joe Mangum](#)

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

[2023_092_PostHSA](#)

[2023_092_SitePlanRev_2024_1_18](#)

[2023_092_Consistency](#)

15. Rezoning Petition: 2023-095 by Men in Motion Home Renovations, LLC

Location: Approximately 1.988 acres located at the deadend of Pickway Drive, west of North Graham Street. (Council District 1 - Anderson)

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

Proposed Zoning: N1-E (CD) (neighborhood 1-E, conditional)

Public Hearing Held: January 16, 2024 - Item #51

Staff Resource: [Holly Cramer](#)

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

[2023_095_PostHSA](#)

[2023_095_RevSitePlan_2024_01_18](#)

[2023_095_consistency](#)

16. Rezoning Petition: 2023-098 by Queen City Hotel Investors, LLC

Location: Approximately 1.91 acres located along the west side of Hawthorne Lane, the east side of Heath Court, north of Central Avenue. (Council District 1 - Anderson)

Current Zoning: TOD-CC (EX) (transit oriented development - community center, exception)

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

Public Hearing Held: January 16, 2024 - Item #52

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_098_PostHSA](#)

[2023_098_consistency](#)

17. Rezoning Petition: 2023-103 by RangeWater Development, LLC

Location: Approximately 12.75 acres located along the east side of Atando Avenue, the south side of Robinson Crest, north of North Tryon Street. (Council District 1 - Anderson)

Current Zoning: ML-2 (manufacturing and logistics, 2)

Proposed Zoning: IMU (innovation mixed-use)

Public Hearing Held: January 16, 2024 - Item #53

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_103_PostHSA](#)

[2023_103_consistency](#)

18. Rezoning Petition: 2023-122 by EHC Homes, LP

Location: Approximately 9.24 acres located at the dead-end of Jenkins Avenue and along the west side of Wright Avenue. (Council District 5 - Molina)

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

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Public Hearing Held: December 18, 2023 - Item #34

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.

[2023_122_PostHSA_DONE](#)

[2023_122_RevSitePlan_2024_01_18](#)

[2023_122_Consistency](#)

19. Rezoning Petition: 2023-126 by Commonwealth Development Corporation

Location: Approximately 1.41 acres located on the east side of Nations Ford Road south of Farmhurst Drive and north of Deanna Lane. (Council District 3 - Brown)

Current Zoning: N1-B (neighborhood 1-B) and R-20MF (multi-family residential)

Proposed Zoning: N2-A (neighborhood 2-A)

Public Hearing Held: January 16, 2024 - Item #55

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_126_PostHSA](#)

[2023_126_Consistency](#)

20. Rezoning Petition: 2023-127 by D-P Partners

Location: Approximately 1.29 acres locate along the north side of South McDowell Street and the southwest side of Baxter Street, east of East Morehead Street. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: UE (urban edge)

Public Hearing Held: January 16, 2024 - Item #56

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

Staff Recommendation: Staff recommends approval of this petition.

[2023_127_PostHSA](#)

[2023_127_Consistency](#)

21. Rezoning Petition: 2023-128 by Synco Properties

Location: Approximately 27 acres located along the southeast side of Roxborough Road, the southwest side of Colony Road, and the northwest side of Sharon Road. (Council District 6 - Bokhari)

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

Proposed Zoning: MUDD-O SPA (mixed-use development district, optional, site plan amendment)

Public Hearing Held: January 16, 2024 - Item #57

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_128_PostHSA](#)

[2023_128_RevSitePlan_2023_12_11](#)

[2023_128_Consistency](#)

22. Rezoning Petition: 2023-129 by Wells Fargo Bank, National Association

Location: Approximately 1.48 acres located at the east side of the intersection of South Church Street and West Brooklyn Village Avenue, along the northwest side of South Tryon Street. (Council District 2 - Graham)

Current Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

Proposed Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

Public Hearing Held: January 16, 2024 - Item #58

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_129_PostHSA](#)

[2023_129_RevSitePlan_2024_01_18](#)

[2023_129_Consistency](#)

23. Rezoning Petition: 2023-133 by Cambridge Properties, Inc.

Location: Approximately 8.5 acres located along the west side of MacFarlane Boulevard, north of Regan Drive, and south of University City Boulevard. (Council District 4 - Johnson)

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

Proposed Zoning: IMU (innovation mixed use)

Public Hearing Held: January 16, 2024 - Item #64

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023-133_PostHSA](#)

[2023_133_Consistency](#)

24. Rezoning Petition: 2023-136 by William L. Simmons

Location: Approximately 2.26 acres located along the north side of Dupree Street, west of Rozzelles Ferry Road, and south of I-85. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics-2)

Proposed Zoning: ML-2(CD) (manufacturing and logistics-2, conditional)

Public Hearing Held: January 16, 2024 - Item #60

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_136_PostHSA](#)

[2023_136_DevStandards](#)

[2023_136_consistency](#)

25. Rezoning Petition: 2023-139 by Lincoln Harris

Location: Approximately 1.621 acres located along the southwest side of West Brooklyn Village Avenue, the northwest side of South Tryon Street, and the southeast side of South Church Street. (Council District 2 - Graham)

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

Proposed Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

Public Hearing Held: January 16, 2024 - Item #61

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_139_PostHSA](#)

[2023_139_RevSitePlan_2024_01_18](#)

[2023_139_Consistency](#)

26. Rezoning Petition: 2023-140 by John Patel

Location: Approximately 3.54 acres located along the south side of Thomasboro Drive and the west side of Lucky Penny Street, east of Eddleman Road. (Council District 2 - Graham)

Current Zoning: CG ANDO (general commercial, airport noise disclosure overlay)

Proposed Zoning: N2-B ANDO (neighborhood 2-B, airport noise disclosure overlay)

Public Hearing Held: January 16, 2024 - Item #62

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_140_PostHSA](#)

[2023_140_Consistency](#)

27. Rezoning Petition: 2023-144 by Atrium Health, Inc.

Location: Approximately 14.28 acres located on the north and south side of Baxter Street, east side of East Morehead Street, west of Pearl Park Way. (Council District 1 - Anderson)

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

Proposed Zoning: MUDD-O SPA (mixed-use development district, optional, site plan amendment) with 5-years vested rights

Public Hearing Held: January 16, 2024 - Item #63

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition upon resolution of an outstanding issue related to environment.

[2023_144_PostHSA](#)

[2023_144_RevSitePlan_2024_01_18](#)

[2023_144_consistency](#)