

City of Charlotte

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



Zoning Agenda

Monday, March 18, 2024

Council Chamber

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tariq Scott Bokhari
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Reneé Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
Council Member Victoria Watlington*

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT**2. Consent agenda items 3 through 23 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.**

- A. Items included on the consent agenda are rezoning petitions that meet the following criteria:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

3. Rezoning Petition: 2022-029 by Wade Miller - Skyline Townes, LLC

Location: Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue. (Council District 1 - Anderson)

Current Zoning: UR-C (CD) (urban residential-commercial, conditional)

Proposed Zoning: UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_029_ZCR](#)

[2022_029_FSA](#)

[2022_029_RevSitePlan_2024_03_8](#)

4. Rezoning Petition: 2022-107 by PARKMIMO LLC

Location: Approximately one acre located on the south side of Parkwood Avenue, east of Hawthorne Lane, north of Belvedere Avenue, and west of The Plaza. (Council District 1 - Anderson)

Current Zoning: N1-C (neighborhood 1-C) and N2-B (neighborhood 2-B)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends APPROVAL of this petition.

[2022_107_FSA](#)

[2022_107_ZCR](#)

[2022_107_RevSitePlan_2024_03_08](#)

5. Rezoning Petition: 2022-154 by Real Estate Properties Holding, LLC

Location: Approximately 6.5 acres located at the southeast intersection of Sledge Road and Shopton Road West, west of Steele Creek Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Brown)

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

Proposed Zoning: N1-D (neighborhood 1-D)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends APPROVAL of this petition.

[2022_154_ZCR](#)

[2022_154_FSA](#)

6. Rezoning Petition: 2022-210 by RRPVI SEBP Charlotte, LP

Location: Approximately 45.67 acres located on the west side of South Tryon Street, north side of Clanton Road, and east side of Interstate 77. (Council District 3 - Brown)

Current Zoning: ML-1 (manufacturing & logistics - 1), CG (general commercial), B-2(CD) (general business, conditional), MUDD-O (mixed-use development district, optional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends APPROVAL of this petition.

[2022_210_ZCR](#)

[2022_210_FSA](#)

[2022_210_RevSitePlan_2024_02_22](#)

7. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_034_ZCR](#)

[2023_034_FSA](#)

[2023_034_SitePlanRev_2024_01_18](#)

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

Location: Approximately 1.263 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)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_047_ZCR](#)

[2023_047_FSA](#)

[2023-047_SitePlanRev_2024_2_22](#)

9. Rezoning Petition: 2023-111 by Tarun Jetani

Location: Approximately 1.88 acres located along the north side of Henderson Circle, west of Old Statesville Road, and south of Ratcliff Lane. (Council District 2 - Graham)

Current Zoning: MHP (manufactured home park)

Proposed Zoning: N1-C (neighborhood 1-C)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 111 ZCR](#)

[2023 111 FSA](#)

10. Rezoning Petition: 2023-125 by Clay Robinson

Location: Approximately 8.035 acres located along the west side of Statesville Avenue and the south side of Tipton Drive. (Council District 1 - Anderson)

Current Zoning: ML-1 (manufacturing and logistics-1) and N2-B (neighborhood 2-B)

Proposed Zoning: IMU (innovation mixed-use)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 125 ZCR](#)

[2023 125 FSA](#)

11. Rezoning Petition: 2023-131 by Wenqiang Ye

Location: Approximately 0.764 acres located along the east side of South Boulevard, north of East Woodlawn Road, and west of Connecting Road. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 131 ZCR](#)

[2023 131 FSA](#)

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

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)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_134_ZCR](#)

[2023_134_FSA](#)

[2023_134_RevSitePlan_2024_01_18](#)

13. Rezoning Petition: 2023-138 by Sankofa Partners LLC

Location: Approximately 0.28 acres located along the north side of Rozzelles Ferry Road and the southwest side of West Trade Street, west of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_138_ZCR](#)

[2023_138_FSA](#)

14. Rezoning Petition: 2023-142 by Abacus Capital

Location: Approximately 3.7 acres located along the south side of Tuckaseegee Road, north of Jay Street, and east of Thrift Road. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics)

Proposed Zoning: IMU (innovation mixed-use)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_142_ZCR](#)

[2023_142_FSA](#)

15. Rezoning Petition: 2023-143 by Abacus Capital

Location: Approximately 6.6 acres located on the northwest side of Toomey Avenue, north of West Tremont Avenue, and east of Interstate 77. (Council District 3 - Brown)

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

Proposed Zoning: IMU (innovation mixed use)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_143_ZCR](#)

[2023_143_FSA](#)

16. Rezoning Petition: 2023-146 by TMP Properties, LLC

Location: Approximately 1.2 acres located on the north side of Tuckaseegee Road, west of Gesco Street, and south of State Street. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_146_ZCR](#)

[2023_146_FSA](#)

17. Rezoning Petition: 2023-147 by Hendrick Automotive Group

Location: Approximately 17.31 acres located along the east side of Twin Lakes Parkway and north side of Interstate 485, south of Sam Roper Drive. (ETJ - BOCC: 1-Powell; Closet CC 4-Johnson)

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

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_147_ZCR](#)

[2023_147_FSA](#)

[2023-147_RevSitePlan_2024_02_23](#)

18. Rezoning Petition: 2023-148 by The RMR Group LLC

Location: Approximately 0.52 acres located on the south side of Peterson Drive, west of Heriot Avenue, and north of Yancey Road. (Council District 3 - Brown)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 148 ZCR](#)

[2023 148 FSA](#)

19. Rezoning Petition: 2023-149 by Dickerson Reality Florida, Inc.

Location: Approximately 0.2 acres located on the south side of West Carson Boulevard and west of South Graham Street, north of West Palmer Street. (Council District 3 - Brown)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 149 ZCR](#)

[2023 149 FSA](#)

20. Rezoning Petition: 2023-153 by Sterling Development, LLC

Location: Approximately 1.9 acres located on the west side of Taggart Creek Road, south of Boyer Street, and east of Billy Graham Parkway. (Council District 3 - Brown)

Current Zoning: ML-2(ANDO) (manufacturing and logistics-2, airport noise district overlay)

Proposed Zoning: ML-1(ANDO) (manufacturing and logistics-1, airport noise district overlay)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023 153 ZCR](#)

[2023 153 FSA](#)

21. Rezoning Petition: 2023-158 by Kinsale Properties

Location: Approximately 0.99 acres located at the southwest intersection of Tuckaseegee Road and Jay Street, east of Thrift Road. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_158_ZCR](#)

[2023_158_FSA](#)

22. Rezoning Petition: 2023-161 by Childress Klein Properties

Location: Approximately 9.82 acres located on the east side of Beam Road, south of Pine Oaks Drive, and north of Cross Beam Drive. (Council District 3 - Brown)

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay), N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: ML-1 ANDO (manufacturing and logistics-1, airport noise disclosure overlay)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_161_ZCR](#)

[2023_161_FSA](#)

23. Rezoning Petition: 2023-162 by Northwood Ravin

Location: Approximately 36 acres located on the west side of Providence Road, north of Fairview Road, and west of Columbine Circle. (Council District 6 - Bokhari)

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

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

Zoning Committee Recommendation: The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

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

[2023_162_ZCR](#)

[2023_162_FSA](#)

[2023-162_SitePlanRev_24_3_8](#)

DECISIONS**24. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC**

Update: Petitioner is requesting deferral to April 15, 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)

25. Rezoning Petition: 2022-216 by QuikTrip Corporation

Update: Petitioner is requesting deferral to April 15, 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) (general industrial, conditional)

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

Update: Petitioner is requesting deferral to April 15, 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)

27. Rezoning Petition: 2023-015 by Tribek Properties

Update: Petitioner is requesting deferral to April 15, 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)

28. Rezoning Petition: 2023-091 by Mecklenburg County

Update: Petitioner is requesting deferral to April 15, 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)

29. Rezoning Petition: 2023-159 by Pulte Home Company, LLC

Update: Petitioner is requesting deferral to April 15, 2024

Location: Approximately 28.4 acres located on the west side of Beatty Drive and east side of Brick Yard Road Extension, south of Wilkinson Boulevard. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: MHP (manufactured home park)

Proposed Zoning: N1-E (neighborhood 1-E)

30. Rezoning Petition: 2021-085 by Raven Property Group, LLC

Location: Approximately 5.86 acres located on the east side of China Grove Church Road, south of Westinghouse Boulevard, and north of Blu Rail Way. (Council District 3 - Brown)

Current Zoning: ML-1 (manufacturing & logistics 1), ML-2 (manufacturing & logistics 2), and N1-B (neighborhood 1-B)

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

Zoning Committee Recommendation: The Zoning Committee voted 5-2 to recommend DENIAL of this petition.

Staff Recommendation:

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

[2021_085_ZCR](#)

[2021_085_FSA](#)

[2021_085_SitePlanRev_2024_2_9](#)

31. Rezoning Petition: 2022-079 by Well Pappas Corporate Parcel Owner, LLC

Location: Approximately 2.23 acres located at the southwest intersection of Pearl Park Way and Kenilworth Avenue, east of Harding Place. (Council District 1 - Anderson)

Current Zoning: OFC (office flex campus) and NC (neighborhood center)

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

Zoning Committee Recommendation: The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2022_079_ZCR](#)

[2022_079_FSA](#)

[2022_079_RevSitePlan_2024_03_13](#)

32. Rezoning Petition: 2023-018 by NVR, Inc.

Location: Approximately 14.2 acres located on the north side of Ridge Road east of Odell School Road and west of Morehead Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

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

Proposed Zoning: R-17MF(CD) (multifamily residential, conditional)

Zoning Committee Recommendation: The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2023_018_ZCR](#)

[2023_018_FSA](#)

[2023_018_SitePlanRev_2024_1_15](#)

33. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023_095_ZCR](#)

[2023_095_FSA](#)

[2023_095_RevSitePlan_2024_02_01](#)

34. Rezoning Petition: 2023-178 by Crosland SE Communities

Location: Approximately 2.96 acres located south of Arrowood Road, east of Microsoft Way, and north of Hanson Road. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: RC(CD)EX (research campus, conditional, exception district)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition upon.

[2023_178_ZCR](#)

[2023_178_FSA](#)

[2023_178_SitePlanRev_2024_3_12](#)

HEARINGS

35. Rezoning Petition: 2023-033 by CRD Elizabeth LLC

Update: Petitioner is requesting deferral to April 15, 2024

Location: Approximately 1.63 acres located along the northeast side of East 7th Street, south of Lamar Avenue, and north of Clement Avenue. (Council District 1 - Anderson)

Current Zoning: CG (general commercial)

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

36. Rezoning Petition: 2023-124 by The Paces Foundation

Update: Petitioner is requesting deferral to April 15, 2024

Location: Approximately 10.54 acres located along the southeast side of Dilling Farm Road, south of Moores Chapel Road, and east of Interstate 485. (Council District 3 - Brown)

Current Zoning: MX-2 (mixed use residential)

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

37. Rezoning Petition: 2023-174 by Charlotte Planning, Design, & Development - Text Amendment

The purpose of this text amendment is to update the Campus zoning districts to: 1) restructure the use matrix for these districts, adding specific uses for OFC, IC-1, and IC-2; 2) modify the prescribed conditions for certain uses allowed in the Campus zoning districts; and 3) create a new General Office (OG) zoning district.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2023-174 PHSA Done](#)

[2023-174 Text Amendment Rev. 1 - 2-12-24](#)

38. Rezoning Petition: 2022-017 by Alton Oliver Self, Jr.

Location: Approximately 1.66 acres located on the south side of Mt. Holly-Huntersville Road, west of Brookshire Boulevard, and east of Bellhaven Boulevard. (Council District 2 - Graham)

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

Proposed Zoning: B-2(CD) LWPA (general business, conditional, Lake Wylie Protected Area)

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

[2022 017 PHSA DONE](#)

[2022 017 SitePlanRev 2024 2 8](#)

39. Rezoning Petition: 2022-121 by RK Investments Charlotte LLC

Location: Approximately 53.07 acres located on the east side of Elm Lane and west side of Rea Road, south of Bevington Place. (Council District 7 - Driggs)

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

Proposed Zoning: UR-2(CD) (urban residential, conditional) with 5-year vested rights

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

[2022 121 PHSA DONE](#)

[2022 121 siteplanRev 23 11 13](#)

40. Rezoning Petition: 2023-046 by Childress Klein Properties & Charlotte-Mecklenburg Schools

Location: Approximately 124.60 acres located along the east side of Tom Short Road, west of Red Rust Lane, and north of Ardrey Kell Road. (Council District 7 - Driggs)

Current Zoning: MX-1 (INNOV) (mixed-use residential, innovative)

Proposed Zoning: MX-2 (INNOV) with 5-year vested rights (mixed-use residential, innovative)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and land use.

[2023 046 PHSA DONE](#)

[2023 046 RevSitePlan 2024 02 12](#)

41. Rezoning Petition: 2023-062 by White Point Partners

Location: Approximately 2.59 acres located along the south side of Commonwealth Avenue, west of The Plaza, and east of Pecan Avenue. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: CAC-2(CD) (community activity center - 2, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and land use.

[2023 062 PHSA DONE](#)

[2023 062 RevSitePlan 2024 02 12](#)

42. Rezoning Petition: 2023-176 by Smith Douglas Homes

Location: Approximately 14.85 acres located on the northeast side of Paw Creek Road, east of Little Rock Road. (Council District 2 - Graham)

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

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

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

[2023_176_PHSA_DONE](#)

[2023-176_SitePlanRev_24_2_13](#)

43. Rezoning Petition: 2023-107 by Penmith Holdings, LLC

Location: Approximately 12.3 acres located along the north side of Rocky River Road and the east side of John Russell Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

Current Zoning: NS (neighborhood services)

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

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

[2023_107_PHSA_DONE](#)

[2023-107_RevSitePlan_23_12_11](#)

44. Rezoning Petition: 2023-112 by FCA, LLC

Location: Approximately 5.03 acres located at the dead-end of Christie Lane, north of Douglas Drive, east of Steele Creek Road. (Council District 3 - Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: ML-2(CD) ANDO (manufacturing and logistics 2, conditional, airport noise disclosure overlay)

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

[2023_112_PHSA_DONE](#)

[2023_112_SitePlan](#)

45. Rezoning Petition: 2023-113 by Sri Sri, LLC

Location: Approximately 1.14 acres located on the west side of Southern Pine Boulevard just south of Arrowood Road. (Council District 3 - Brown)

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

Proposed Zoning: CG(CD) (general commercial, conditional)

Staff Recommendation: Staff recommends approval of this petition.

[2023 113 PHSA DONE](#)

[2023 113 SitePlanRev 2023 11 15](#)

46. Rezoning Petition: 2023-132 by Mark Talbot - Freedom Communities

Location: Approximately 1.67 acres located along the south side of Tuckaseegee Road and the north side of Rogers Street, west of Karendale Avenue. (Council District 2 - Graham)

Current Zoning: UR-C(CD) (urban residential-commercial, conditional)

Proposed Zoning: NC(CD) (neighborhood center, conditional)

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

[2023 132 PHSA DONE](#)

[2023 132 Conditional Notes 2024 02 21](#)

47. Rezoning Petition: 2023-150 by Caren Wingate

Location: Approximately 0.51 acres located on the east side of North Tryon Street, south of East Arrowhead Drive, and west of North Hills Circle. (Council District 4 - Johnson)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

[2023 150 PHSA](#)

48. Rezoning Petition: 2023-154 by UNC Capital LLC

Location: Approximately 7.17 acres located on the south side of York Road and west side of Youngblood Road. (ETJ - BOCC: 6-Rodriguez-McDowell; Closet CC 3-Brown)

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

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

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

[2023 154 PHSA DONE](#)

[2023 154 SitePlanRev 2024 1 15](#)

49. Rezoning Petition: 2023-155 by CH Land Company, LLC

Location: Approximately 16.15 acres located at the northeast intersection of Beatties Ford Road and Trinity Road, south of Lakeview Road. (Council District 2 - Graham)

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

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

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

[2023_155_PHSA](#)

[2023-155_SitePlanRev_24_2_12](#)

50. Rezoning Petition: 2023-166 by Milburn Davant

Location: Approximately 0.396 acres located at the northeast intersection of Pinckney Avenue and East 28th Street, south of Matheson Avenue. (Council District 1 - Anderson)

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

Proposed Zoning: N1-D (neighborhood 1-D)

Staff Recommendation: Staff recommends approval of this petition.

[2023_166_PHSA_DONE](#)

51. Rezoning Petition: 2023-167 by Beacon Properties

Location: Approximately 5.629 acres located on the west side of Atando Avenue, north of North Tryon Street. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

[2023_167_PHSA_DONE](#)

52. Rezoning Petition: 2023-168 by Cutter Family Properties, LLC

Location: Approximately 9.1 acres located on the north and south side of Dalton Avenue, west of Plymouth Avenue. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

[2023_168_PHSA_DONE](#)

53. Rezoning Petition: 2023-169 by D.R Horton

Location: Approximately 33.95 acres located east of Bending Branch Road and west of Interstate 485, north of Albemarle Road. (ETJ - BOCC: 4-Jerrell; Closet CC 5-Molina)

Current Zoning: MX-1 (mixed use district)

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

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

[2023 169 PHSA DONE](#)

[2023 169 SIte Plan 2024 2 12](#)

54. Rezoning Petition: 2023-170 by BVB Properties, LLC

Location: Approximately 1.57 acres located on the east side of North Tryon Street, south of Orr Road, and north of Old Concord Road. (Council District 4 - Johnson)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

[2023 170 PHSA](#)

55. Rezoning Petition: 2023-171 by Strategic Capital Partners, LLC

Location: Approximately 2.2 acres located on the north side of Walkers Ferry Road, west of Interstate 485, and south of Old Dowd Road. (ETJ - BOCC: 2-Leake; Closet CC 3 - Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition.

[2023 171 PHSA DONE](#)

56. Rezoning Petition: 2023-172 by BVB Properties, LLC

Location: Approximately 0.78 acres located at the southeast intersection of Mt. Holly-Huntersville Road and Lawing School Road, west of Bellhaven Boulevard. (Council District 2 - Graham)

Current Zoning: B-1(CD) (neighborhood business, conditional)

Proposed Zoning: CG(CD) (general commercial, conditional)

Staff Recommendation: Staff recommends approval of this petition.

[2023 172 PHSA DONE](#)

[2023-172 SitePlanREV 24 2 12](#)

57. Rezoning Petition: 2023-175 by United Rentals (North America) Inc.

Location: Approximately 9.95 acres located on the north side of Westinghouse Boulevard, west side of Old Nations Ford, and east side of Interstate 485. (Council District 3 - Brown)

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

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Staff Recommendation: Staff recommends approval of this petition.

[2023_175_PHSa](#)

[2023_175_SitePlan](#)