

# City of Charlotte

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



## Zoning Agenda

Thursday, January 4, 2024

Room 267

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: 2020-071 by 3G Investments and Developments, LLC

***Update: Petitioner is requesting deferral to January 30, 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: 2023-091 by Mecklenburg County

***Update: Petitioner is requesting deferral to January 30, 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)

#### 3. Rezoning Petition: 2023-122 by Empire Communities

***Update: Petitioner is requesting deferral to January 30, 2024***

**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)

#### 4. **Rezoning Petition: 2023-130 by Charlotte Planning, Design, & Development - Text Amendment**

The purpose of this text amendment is to make minor changes that will result in better functionality of the Unified Development Ordinance (UDO). Changes are proposed in 23 of the 39 Articles. These changes include updated language to provide greater clarity, updated graphics, new and updated definitions, adjustments to use permissions and prescribed conditions, revised use names, and minor changes and additions to standards.

**Public Hearing Held:** December 18, 2023 - Item #31

**Staff Resource:** [Sandra Montgomery](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 130 PostHSA](#)

[2023 130 Consistency](#)

[2023 130 Text Amendment rev 2.1.1 ZC](#)

#### 5. **Rezoning Petition: 2023-118 by City of Charlotte**

**Location:** Approximately 38 acres located north of the intersection of Wilkinson Boulevard and Little Rock Road, west of Stafford Drive and east of Barry Drive. (Council District 3 - Brown)

**Current Zoning:** ML-2 ANDO (manufacturing & logistics 2, airport noise disclosure overlay), ML-1 ANDO (manufacturing & logistics 2, airport noise disclosure overlay)

**Proposed Zoning:** RAC ANDO (regional activity center, airport noise disclosure overlay)

**Public Hearing Held:** December 18, 2023 - Item #39

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 118 PostHSA](#)

[2023 118 Consistency](#)

## 6. 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)

**Public Hearing Held:** December 18, 2023 - Item #37

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

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

[2021\\_085 PostHSA](#)

[2021\\_085 SitePlanRev 2023\\_11\\_14](#)

[2021\\_085 Consistency](#)

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

**Location:** Approximately 8.15 acres located on the south side of Park Drive, west of Remount Road and north of Watson Drive. (Council District 3 - Brown)

**Current Zoning:** N1-A (neighborhood 1-A zoning district)

**Proposed Zoning:** NS (neighborhood services)

**Public Hearing Held:** April 18, 2022 - Item #34

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2021\\_209 PostHSA DONE](#)

[2021\\_209 SitePlanRev 2023\\_12\\_19](#)

[2021\\_209 Consistency](#)

## 8. Rezoning Petition: 2022-116 by Carmel Hills, Inc.

**Location:** Approximately 14.46 located along the southeast side of Carmel Road, west of Colony Road, and east of Mooreland Farms Road. (Council District 6 - Bohkari)

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

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

**Public Hearing Held:** December 18, 2023 - Item #38

**Staff Resource:** [Maxx Oliver](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2022\\_116\\_PostHSA](#)

[2022-116\\_Site\\_PlanRev\\_23\\_12\\_21](#)

[2022\\_116\\_Consistency](#)

## 9. Rezoning Petition: 2023-012 by Pope & Land Enterprises, Inc.

**Location:** Approximately 20.44 acres located in three development areas. Development Area A includes 16.01 acres and is located south of Yorkmont Road and west of Price Lane. Development Areas B and C total 4.43 acres and are located north of Tyvola Road and south of National Avenue. (Council District 3 - Brown)

**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:** December 18, 2023 - Item #40

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_012\\_PostHSA](#)

[2023\\_012\\_SitePlanRev\\_2023\\_12\\_21](#)

[2023\\_012\\_Consistency](#)

## 10. 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 and environment.

[2023 037 PostHSA DONE](#)

[2023 037 RevSitePlan 2023 12 20](#)

[2023 037 Consistency](#)

## 11. Rezoning Petition: 2023-045 by Grubb Properties

**Location:** Approximately 10.6 acres bound by the south side of Abbey Place, east side of Park Road, west side of Hedgemore Drive, and north side of Mockingbird Lane. (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:** December 18, 2023 - Item #41

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 045 PostHSA](#)

[2023 045 RevSitePlan 2023 12 21](#)

[2023 045 Consistency](#)

## 12. Rezoning Petition: 2023-069 by Ravin Partners

**Location:** Approximately 80 acres located on the east side of East Independence Boulevard, north of Hayden Way, and west of Sam Newell Road. (Council District 5- Molina)

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

**Proposed Zoning:** N1-B (neighborhood 1 - B) and N2-B (neighborhood 2 - B) and CG (general commercial)

**Public Hearing Held:** December 18, 2023 - Item #33

**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\\_069\\_PostHSA\\_DONE](#)

[2023\\_069\\_RevSitePlan\\_2023\\_12\\_20](#)

[2023\\_069\\_Consistency](#)

## 13. Rezoning Petition: 2023-076 by Discovery Development, Inc.

**Location:** Approximately 4.5 acres located along the east side of Old Statesville Road, south of I-485. (ETJ - BOCC: 1-Powell; Closet CC 4-Johnson)

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

**Proposed Zoning:** N2-C (neighborhood 2 - C)

**Public Hearing Held:** December 18, 2023 - Item #42

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_076\\_PostHSA](#)

[2023\\_076\\_Consistency](#)

## 14. Rezoning Petition: 2023-083 by Nicole Frambach

**Location:** Approximately 0.4 acres located on the west side of Mayfair Avenue, south of Seymour Drive, and north of Markland Drive. (Council District 3 - Brown)

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

**Proposed Zoning:** N2-B (neighborhood 2 - B)

**Public Hearing Held:** December 18, 2023 - Item #43

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_083\\_PostHSA](#)

[2023\\_083\\_Consistency](#)

## 15. Rezoning Petition: 2023-084 by Clachan Properties

**Location:** Approximately 1.682 acres located along the west side of Hawthorne Lane, north of Central Avenue, and east of Louise Avenue. (Council District 1 - Anderson)

**Current Zoning:** ML-2 (manufacturing and logistics 2) and MUDD(CD) (mixed use development district, conditional)

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

**Public Hearing Held:** December 18, 2023 - Item #44

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_084\\_PostHSA](#)

[2023\\_084\\_CS](#)

## 16. Rezoning Petition: 2023-086 by Steven Imobersteg

**Location:** Approximately 0.47 acres located along the east side of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road. (Council District 5 - Molina)

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

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

**Public Hearing Held:** December 18, 2023 - Item #45

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_086\\_PostHSA](#)

[2023\\_086\\_Consistency](#)

## 17. Rezoning Petition: 2023-101 by 3100 Baucom Road, LLC

**Location:** Approximately 1.704 acres located along northeast side of Baucom Road, the northwest side of Wisdom Lane, north of Mallard Creek Road. (Council District 2 - Graham)

**Current Zoning:** O-1(CD) (office district, conditional)

**Proposed Zoning:** N2-B (neighborhood 2-B)

**Public Hearing Held:** December 18, 2023 - Item #46

**Staff Resource:** [Maxx Oliver](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_101\\_PostHSA](#)

[2023\\_101\\_Consistency](#)

## 18. Rezoning Petition: 2023-102 by Tri Pointe Homes Holdings, Inc.

**Location:** Approximately 9.07 acres located along the northeast side of Lawyers Road, south of Albemarle Road. (Council District 5 - Molina)

**Current Zoning:** OFC (office campus) and CG (general commercial)

**Proposed Zoning:** NC (neighborhood center)

**Public Hearing Held:** December 18, 2023 - Item #47

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_102\\_PostHSA](#)

[2023\\_102\\_Consistency](#)

## 19. Rezoning Petition: 2023-105 by MJM Group Managers, Inc.

**Location:** Approximately 0.83 acres located along the east side of Speer Boulevard and the northeast side of West Tyvola Road. (Council District 3 - Brown)

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

**Proposed Zoning:** CAC-1 (community activity center-1)

**Public Hearing Held:** December 18, 2023 - Item #49

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_105\\_PostHSA](#)

[2023\\_105\\_Consistency](#)

## 20. Rezoning Petition: 2023-108 by Beacon Partners

**Location:** Approximately 8.6 acres located along the west side of Berryhill Road, north of Freedom Drive, and east of Camp Greene Street. (Council District 2 - Graham)

**Current Zoning:** ML-1 (manufacturing and logistics 1) and ML-2 (manufacturing and logistics 2)

**Proposed Zoning:** IMU (innovation mixed-use)

**Public Hearing Held:** December 18, 2023 - Item #51

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_108\\_PostHSA](#)

[2023\\_108\\_CS](#)

## 21. Rezoning Petition: 2023-109 by 123 E 27, LLC

**Location:** Approximately 0.89 acres located along the northeast side of East 27th Street, southeast of North Tryon Street, north of the LYNX Blue Line. (Council District 1 - Anderson)

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

**Proposed Zoning:** IMU (innovation mixed-use)

**Public Hearing Held:** December 18, 2023 - Item #52

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_109\\_PostHSA](#)

[2023\\_109\\_consistency](#)

## 22. Rezoning Petition: 2023-110 by Savalex Homes, LLC

**Location:** Approximately 1.871 acres located along the east side of Susanna Drive, north of Hart Road, and west of Rozzelles Ferry Road. (Council District 2 - Graham)

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

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

**Public Hearing Held:** December 18, 2023 - Item #53

**Staff Resource:** [Maxx Oliver](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_110\\_PostHSA](#)

[2023\\_110\\_Consistency](#)

### 23. Rezoning Petition: 2023-115 by Eastgroup Properties, L.P.

**Location:** Approximately 5.716 acres located along the north side of Entrance Drive and the east side of Gable Road, south of Shopton Road. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

**Current Zoning:** I-1(CD) ANDO (light industrial, conditional, airport noise overlay district)

**Proposed Zoning:** N1-D (neighborhood 1-DML-1 ANDO (manufacturing and logistics 1, airport noise overlay district))

**Public Hearing Held:** December 18, 2023 - Item #54

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 115 PostHSA](#)

[2023 115 CS](#)

### 24. Rezoning Petition: 2023-116 by Stanley Martin Homes

**Location:** Approximately 10.003 acres located along the west side of Steele Creek Road, north of Long Talon Way, and south of Hamilton Road. (Council District 3 - Brown)

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

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

**Public Hearing Held:** December 18, 2023 - Item #55

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 116 PostHSA](#)

[2023 116 CS](#)

### 25. Rezoning Petition: 2023-119 by Lockstar, LLC

**Location:** Approximately 0.593 acres located along the north side of Cannon Avenue and the east side of North Graham Street, south of Oneida Road. (Council District 1 - Anderson)

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

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

**Public Hearing Held:** December 18, 2023 - Item #56

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 119 PostHSA](#)

[2023 119 consistency](#)

## 26. Rezoning Petition: 2023-121 by Christian Brothers Automotive

**Location:** Approximately 1.72 acres located on the west side of Steele Creek Road, south of Shopton Road, and north of Interstate 485. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

**Current Zoning:** CG (general commercial)

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

**Public Hearing Held:** December 18, 2023 - Item #57

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 121 PostHSA](#)

[2023 121 Consistency](#)

[2023 121 SitePlan](#)

## 27. Rezoning Petition: 2023-141 by Fifth Third Bank

**Location:** Approximately 0.434 acres located along the east side of Beatties Ford Road, south of Holly Street, and north of Dr Webber Avenue. (Council District 2 - Graham)

**Current Zoning:** NC (neighborhood center)

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

**Public Hearing Held:** December 18, 2023 - Item #35

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 141 PostHSA](#)

[2023 141 RevSitePlan 2023 12 20](#)

[2023 141 consistency](#)