

City of Charlotte

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



Zoning Agenda

Tuesday, April 2, 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

Zoning Committee Work Session

Zoning Item

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

Update: Petitioner is requesting deferral to April 30, 2024

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

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

Update: Petitioner is requesting deferral to April 30, 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: 2023-015 by Tribek Properties

Update: Petitioner is requesting deferral to April 30, 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)

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

Update: Petitioner is requesting deferral to April 30, 2024

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)

5. 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.

Public Hearing Held: March 18, 2024 - Item #37

Staff Resource: [Sandra Montgomery](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_174_PostHSA_DONE](#)

[2023-174_TextAmendment_Rev.3-3-27-24](#)

[2023_174_Consistency_DONE](#)

6. 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)

Public Hearing Held: March 18, 2024 - Item #38

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2022_017_PostHSA](#)

[2022_017_SitePlanRev_2024_3_21](#)

[2022_017_Consistency](#)

7. 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)

Public Hearing Held: March 18, 2024 - Item #40

Staff Resource: [Holly Cramer](#)

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

[2023_046_PostHSA_DONE](#)

[2023_046_RevSitePlan_2024_03_21](#)

[2023_046_consistency](#)

8. 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)

Public Hearing Held: March 18, 2024 - Item #41

Staff Resource: [Holly Cramer](#)

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

[2023_062_PostHSA](#)

[2023_062_RevSitePlan_2024_03_21](#)

[2023_062_consistency](#)

9. Rezoning Petition: 2023-091 by Mecklenburg County

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)

Public Hearing Held: November 20, 2023 - Item #36

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_091_PostHSA](#)

[2023_091_RevSitePlan_2024_03_21](#)

[2023_091_consistency](#)

10. 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)

Public Hearing Held: March 18, 2024 - Item #43

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_107_PostHSA](#)

[2023_107_RevSitePlan_2024_03_21](#)

[2023_107_Consistency](#)

11. 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)

Public Hearing Held: March 18, 2024 - Item #45

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_113_PostHSA](#)

[2023_113_SitePlanRev_2023_11_15](#)

[2023_113_Consistency](#)

12. 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)

Public Hearing Held: March 18, 2024 - Item #46

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

Staff Recommendation: Staff recommends approval of this petition.

[2023_132_PostHSA_DONE](#)

[2023_132_Conditional_NotesRev_2024_03_21](#)

[2023_132_Consistency](#)

13. 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)

Public Hearing Held: March 18, 2024 - Item #47

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_150_PostHSA](#)

[2023_150_Consistency](#)

14. 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)

Public Hearing Held: March 18, 2024 - Item #48

Staff Resource: [Joe Mangum](#)

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

[2023_154_PostHSA_DONE](#)

[2023_154_SitePlanRev_2024_3_26](#)

[2023-154_Consistency](#)

15. 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)

Public Hearing Held: March 18, 2024 - Item #49

Staff Resource: [Maxx Oliver](#)

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

[2023_155_PostHSA](#)

[2023-155_SitePlanRev_24_3_21](#)

[2023_155_Consistency](#)

16. 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)

Public Hearing Held: March 18, 2024 - Item #50

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_166_PostHSA](#)

[2023_166_CS](#)

17. 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)

Public Hearing Held: March 18, 2024 - Item #51

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_167_PostHSA](#)

[2023_167_consistency](#)

18. 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)

Public Hearing Held: March 18, 2024 - Item #52

Staff Resource: [Holly Cramer](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_168_PostHSA](#)

[2023_168_consistency](#)

19. 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)

Public Hearing Held: March 18, 2024 - Item #53

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

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

[2023_169_PostHSA_DONE](#)

[2023_169_RevSitePlan_2024_03_21](#)

[2023_169_Consistency](#)

20. 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)

Public Hearing Held: March 18, 2024 - Item #54

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_170_PostHSA](#)

[2023_170_Consistency](#)

21. 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)

Public Hearing Held: March 18, 2024 - Item #55

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_171_PostHSA](#)

[2023_171_CS](#)

22. 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)

Public Hearing Held: March 18, 2024 - Item #56

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_172_PostHSA](#)

[2023-172_SitePlanREV_24_3_21](#)

[2023_172_Consistency](#)

23. 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)

Public Hearing Held: March 18, 2024 - Item #57

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_175_PostHSA](#)

[2023_175_SiteConditions](#)

[2023_175_Consistency](#)

24. 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)

Public Hearing Held: March 18, 2024 - Item #42

Staff Resource: [Maxx Oliver](#)

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

[2023_176_PostHSA_DONE](#)

[2023-176_SitePlanRev_24_3_21](#)

[2023_176_Consistency](#)