

City of Charlotte

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



Zoning Agenda

Tuesday, July 9, 2024

**Charlotte-Mecklenburg Government Center, Room
CH-14**

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 September 4, 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: 2024-024 by Orissa Holdings, LLC

Update: Petitioner is requesting deferral to September 4, 2024

Location: Approximately 9.13 acres located along the north side of Interstate 485, south of University City Boulevard. (ETJ - BOCC: 3-Dunlap; Closest CC 4-Johnson)

Current Zoning: MX-2 (mixed use district-2)

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

3. Rezoning Petition: 2024-034 by Jackson Kastle, LLC

Update: Petitioner is requesting deferral to September 4, 2024

Location: Approximately 0.37 acres located on the north and south side of Bearwood Avenue and east side of East Sugar Creek Road, west of Eastway Drive. (Council District 1 - Anderson)

Current Zoning: CG (general commercial)

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

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

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

Current Zoning: MX-2 (mixed-use residential)

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

Public Hearing Held: June 17, 2024 - Item #26

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_124_PostHSA](#)

[2023_124_SitePlanRev_2024_6_19](#)

[2023_124_consistency](#)

5. Rezoning Petition: 2023-152 by Sam's Commercial Properties, LLC

Location: Approximately 1.1 acres located at the southwest intersection of Mallard Creek Road and Carolina Lily Lane, east of Kings Grant Drive. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: CC (commercial center)

Proposed Zoning: CG (general commercial)

Public Hearing Held: June 17, 2024 - Item #27

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

Staff Recommendation: Staff recommends approval of this petition.

[2023_152_PostHSA](#)

[2023_152_Consistency](#)

6. Rezoning Petition: 2023-164 by Eden Acquisitions LLC

Location: Approximately 23.42 acres located along the east side of South Tryon Street and west side of Steele Creek Road, north of Hamilton Road. (Council District 3 - Brown)

Current Zoning: N1-A (neighborhood 1-A) and IC-1 (institutional campus-1)

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

Public Hearing Held: May 20, 2024 - Item #18

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2023_164_PostHSA](#)

[2023_164_SitePlanRev_2024_6_20](#)

[2023_164_consistency](#)

7. Rezoning Petition: 2024-008 by Bank OZK

Location: Approximately 0.776 acres located at the northeast intersection of South Boulevard and Starmount Cove Lane, east of England Street. (Council District 6 - Bokhari)

Current Zoning: TOD-TR (transit-oriented development - transition)

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

Public Hearing Held: May 20, 2024 - Item #13

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff does not recommend approval of this petition.

[2024_008_PostHSA](#)

[2024-008_SitePlanRev_24_6_20](#)

[2024_008_Consistency](#)

8. Rezoning Petition: 2024-011 by Eastwood Homes

Location: Approximately 17.48 acres located along the south side of Johnston Oehler Road, east of Prosperity Ridge Road. (Council District 4 - Johnson)

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

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

Public Hearing Held: June 17, 2024 - Item #29

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_011_PostHSA](#)

[2024_011_RevSitePlan_2024_06_20](#)

[2024_011_Consistency](#)

9. Rezoning Petition: 2024-013 by Above and Beyond Students, Inc.

Location: Approximately 0.24 acres located on the west side of Park Road, south of Seneca Place and north of Cortland Road. (Council District 6 - Bokhari)

Current Zoning: OFC (office flex campus)

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

Public Hearing Held: June 17, 2024 - Item #30

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_013_Post_HSA](#)

[2023_013_Consistency](#)

10. Rezoning Petition: 2024-022 by QTR Development Partners & Sunset Road Partners, LLC

Location: Approximately 12.11 acres located on the south side of Sunset Road, east of Oakdale Road. (Council District 2 - Graham)

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

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

Public Hearing Held: June 17, 2024 - Item #32

Staff Resource: [Michael Russell](#)

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

[2024_022_PostHSA](#)

[2024_022_SitePlanRev_24_6_20](#)

[2024_022_Consistency](#)

11. Rezoning Petition: 2024-029 by Embrey Development Company

Location: Approximately 19.81 acres located on the south side of Alexandriana Road, east side of Statesville Road, and west of Twin Lakes Parkway, north of Interstate 485. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: OFC (office flex campus)

Proposed Zoning: IMU(CD) (innovation mixed use, conditional)

Public Hearing Held: June 17, 2024 - Item #24

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff does not recommend approval of this petition.

[2024-029_PostHSA](#)

[2024_029_RevSiteplan_2024_06_20](#)

[2024_029_Consistency](#)

12. Rezoning Petition: 2024-030 by Asana Partners LP

Location: Approximately 0.39 acres located at the northwest intersection of South Sharon Amity Road and Randolph Road, south of Woodlark Lane. (Council District 6 - Bokhari)

Current Zoning: CC (commercial center, conditional)

Proposed Zoning: NC (neighborhood center)

Public Hearing Held: June 17, 2024 - Item #33

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_030_PostHSA](#)

[2024_030_Consistency](#)

13. Rezoning Petition: 2024-032 by Troy Knight

Location: Approximately 0.17 acres located on the west side of Montgomery Street, north of Frazier Avenue, and east of West Trade Street. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

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

Public Hearing Held: June 17, 2024 - Item #34

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_032_PostHSA](#)

[2024_032_Consistency](#)

14. Rezoning Petition: 2024-036 by Julio Barriga

Location: Approximately 0.23 acres located on the west side of Westerly Hills Drive, north of Wilkinson Boulevard and south of Blessing Street. (Council District 3 - Brown)

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

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

Public Hearing Held: June 17, 2024 - Item #36

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_036_PostHSA](#)

[2024_036_SitePlanRev_2024_5_13](#)

[2023_036_Consistency](#)

15. Rezoning Petition: 2024-038 by Cambridge Properties, Inc.

Location: Approximately 3.02 acres located at the northwest intersection of West W. T. Harris and Davis Lake Parkway, south of David Cox Road. (Council District 2 - Graham)

Current Zoning: CC (commercial center, conditional)

Proposed Zoning: CG (general commercial)

Public Hearing Held: June 17, 2024 - Item #37

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_038_PostHSA](#)

[2024_038_Consistency](#)

16. Rezoning Petition: 2024-039 by Gethsemane Cemetery and Memorial Gardens

Location: Approximately 10.65 acres located on the east side of West Sugar Creek Road and north side of The Roman Road, west of Mineral Springs Road. (Council District 4 - Johnson)

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

Proposed Zoning: IC-1 (institutional campus-1)

Public Hearing Held: June 17, 2024 - Item #38

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024_039_PostHSA](#)

[2024_039_Consistency](#)

17. Rezoning Petition: 2024-041 by McAlway Road Ventures, LLC

Location: Approximately 0.548 acres located on the east side of McAlway Road, west of Craig Avenue, north of Bobby Lane. (Council District 5 - Molina)

Current Zoning: N2-B (neighborhood 2-B) and OFC (office flex campus)

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

Public Hearing Held: June 17, 2024 - Item #25

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

Staff Recommendation: Staff recommends approval of this petition.

[2024_041_PostHSA](#)

[2024_041_Consistency](#)