

# **City of Charlotte**

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



## **Meeting Agenda**

**Tuesday, June 30, 2020**

**Charlotte-Mecklenburg Government Center-Virtual  
Meeting**

### **Zoning Committee Work Session**

***Sam Spencer - Chairperson***

***Phillip Gussman***

***John Ham***

***Peter Kelly***

***Victoria Nwasike***

***Cozzie Watkins***

***Nancy Wiggins***

## Zoning Committee Work Session

### Zoning Items

#### 1. Rezoning Petition: 2019-167 by Grubb Management, LLC

***Update: Petitioner is requesting deferral of the Zoning Committee recommendation to August 4, 2020***

**Location:** Approximately 0.7 acres (two lots) located on the south side of State Street and north side of Katonah Avenue. (Council District 2 - Graham)

#### 2. Rezoning Petition: 2020-081 by University City Partners - Text Amendment

**Summary of Petition:**

This Text Amendment proposes to modify the setbacks in the RE-1 and RE-2 zoning districts.

**Public Hearing Held:** June 15, 2020 - Item #23

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Text Amendment

Statement of Consistency

[2020\\_081\\_Post\\_Hearing\\_DONE](#)

[2020-081\\_Text\\_Amendment](#)

[2020\\_081\\_Consistency\\_Statement\\_DONE](#)

### 3. Rezoning Petition: 2019-146 by ALB Architecture, PA

**Location:** Approximately .17 acres located at the eastern corner of N. Davidson Street and E. 19th Street in the Optimist Park community. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential)

**Proposed Zoning:** UR-1 (CD) (urban residential, conditional) & UR-C (CD) (urban residential commercial, conditional)

**Public Hearing Held:** June 15, 2020 - Item #24

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

Staff Recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2019\\_146\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2019\\_146\\_RevSitePlan\\_2020\\_06\\_23](#)

[2019\\_146\\_Consistency\\_Statement\\_DONE](#)

### 4. Rezoning Petition: 2019-160 by Meritage Homes of the Carolinas, Inc.

**Location:** Approximately 80.78 acres located on the north side of Pleasant Grove Road between Hutcheson Lane and Kelly Road. (Outside City Limits)

**Current Zoning:** R-3 LWPA (single-family residential, Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 (Innov) LWPA (mixed use, innovative standards, Lake Wylie Protected Area) with five years vested rights

**Public Hearing Held:** June 15, 2020 - Item #25

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

**Staff Recommendation:**

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2019\\_160\\_Post\\_Staff\\_DONE](#)

[2019-160\\_RevSitePlan\\_2020\\_6\\_23](#)

[2019\\_160\\_Consistency\\_Statement\\_DONE](#)

## 5. Rezoning Petition: 2019-177 by Encore Real Estate

**Location:** Approximately 7.0 acres located on the northeast corner of Prosperity Church Road and Old Ridge Road. (Council District 4 - Johnson)

**Current Zoning:** UR-2(CD) (urban residential, conditional) and NS (neighborhood services)

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

**Public Hearing Held:** May 18, 2020 - Item #24

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

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2019\\_177\\_Post\\_Hearing\\_Staff](#)

[2019-177\\_RevSitePlan\\_2020\\_6\\_24](#)

[2019\\_177\\_Consistency\\_Statement\\_DONE](#)

## 6. Rezoning Petition: 2019-182 by Carolina Center for Recovery, LLC

**Location:** Approximately 9.9 acres located on the west side of Statesville Road, across from Gibbon Road, east side of Interstate 77.

**Current Zoning:** I-1 (light industrial)

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

**Public Hearing Held:** June 15, 2020 - Item #27

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2019\\_182\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2019-182\\_RevSitePlan\\_2020\\_6\\_24](#)

[2019\\_182\\_Consistency\\_Statement\\_DONE](#)

## 7. Rezoning Petition: 2020-002 by The Drakeford Company

**Location:** Approximately 0.55 acres located on the northeastern side of Vail Avenue, south of Deacon Avenue, and southeast of Dotger Avenue. (Council District 1 - Egleston)

**Current Zoning:** R-22MF (multifamily residential)

**Proposed Zoning:** UR-2 (CD) (urban residential, conditional) with 3-year vested rights

**Public Hearing Held:** June 15, 2020 - Item #30

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020\\_002\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020-002\\_rev\\_06-22-2020](#)

[2020\\_002\\_Consistency\\_Statement\\_DONE](#)

## 8. Rezoning Petition: 2020-004 by Boulevard Real Estate Advisor, LLC

**Location:** Approximately 0.76 acres located on the south side of Freeland Lane, east of Tryon Street, and west of South Boulevard. (Council District 3 - Watlington)

**Current Zoning:** R-8 (single family residential)

**Proposed Zoning:** TOD-TR (transit-oriented development - transit transition)

**Public Hearing Held:** June 22, 2020 - Item #31

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Statement of Consistency

[2020\\_004\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020\\_004\\_Consistency\\_Statement\\_DONE](#)

**9. Rezoning Petition: 2020-006 by JFW Realty, Inc. and 501 Associates, LLC**

**Location:** Approximately 0.759 acres located on the northern side of East Morehead Street, south of John Belk Freeway, and east of South Boulevard. (Council District 1 - Egleston)

**Current Zoning:** B-1 PED (neighborhood business, pedestrian overlay) and UMUD (uptown mixed-use district, pedestrian overlay)

**Proposed Zoning:** TOD-UC (transit-oriented development - urban center, pedestrian overlay)

**Public Hearing Held:** June 22, 2020 - Item #32

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis  
Statement of Consistency

[2020\\_006\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020\\_006\\_Consistency\\_Statement\\_DONE](#)

**10. Rezoning Petition: 2020-009 by Ballantyne Country Club, Inc.**

**Location:** Approximately 2.54 acres along the western side of Johnston Road, and east of Nolen Lane. (Council District 7 - Driggs)

**Current Zoning:** MX-1 (mixed use)

**Proposed Zoning:** MX-1 SPA (mixed use, site plan amendment)

**Public Hearing Held:** June 22, 2020 - Item #33

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis  
Site Plan  
Statement of Consistency

[2020\\_009\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020\\_009\\_SitePlanRev\\_2020\\_4\\_13](#)

[2020\\_009\\_Consistency\\_Statement\\_DONE](#)

## 11. Rezoning Petition: 2020-012 by Bowman Sumner, LLC

**Location:** Approximately 21.92 acres located on the south side of Eastfield Road, north of Interstate 485, and west of Browne Road. (Outside City Limits)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** MX-1 INNOV (mixed use, innovative)

**Public Hearing Held:** June 22, 2020 - Item #34

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020\\_012\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020-012\\_RevSitePlan\\_2020\\_6\\_23](#)

[2020\\_012\\_Consistency\\_Statement\\_DONE](#)

## 12. Rezoning Petition: 2020-016 by Nolan Elanz

**Location:** Approximately 1.89 acres located in the southeast quadrant of the intersection of Church Street and Bland Street. (Council District 3 - Watlington)

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

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

**Public Hearing Held:** June 22, 2020 - Item #35

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Statement of Consistency

[2020\\_016\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020\\_016\\_Consistency\\_Statement\\_DONE](#)

### 13. Rezoning Petition: 2020-018 by Hopper Communities

**Location:** Approximately 0.917 acres located west of Baltimore Road, south of Remount Road, and east of Interstate 77. (Council District 3 - Watlington)

**Current Zoning:** R-22MF (multi-family residential)  
**Proposed Zoning:** UR-2 (CD) (urban residential, conditional)

**Public Hearing Held:** June 22, 2020 - Item #36

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

**Attachments:**

Post-Hearing Staff Analysis  
Site Plan  
Statement of Consistency

[2020\\_018\\_Post\\_Hearing\\_DONE](#)

[2020-018\\_rev\\_06-23-2020](#)

[2020\\_018\\_Consistency\\_Statement\\_DONE](#)

### 14. Rezoning Petition: 2020-025 by SunCap Property Group

**Location:** Approximately 26.34 acres located along the eastern side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

**Current Zoning:** CC (commercial center) & R-4(single family residential)  
**Proposed Zoning:** I-1(CD) (light industrial, conditional)

**Public Hearing Held:** June 22, 2020 - Item #40

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis  
Site Plan  
Statement of Consistency

[2020\\_025\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020-025\\_RevSitePlan\\_2020\\_6\\_23](#)

[2020\\_025\\_Consistency\\_Statement\\_DONE](#)



## 15. Rezoning Petition: 2020-026 by Union at Tryon, LP

**Location:** Approximately 7.5 acres located between Shopping Center Drive and Hampton Church Road, east of N. Tryon Street in the University City neighborhood. (Council District 4 - Johnson)

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

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

**Public Hearing Held:** June 22, 2020 - Item #37

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020\\_026\\_Post\\_Staff\\_DONE](#)

[2020\\_026\\_RevSitePlan\\_2020\\_06\\_23](#)

[2020\\_026\\_Consistency\\_Statement\\_DONE](#)

## 16. Rezoning Petition: 2020-030 by OZF Properties, LLC

**Location:** Approximately 1.46 acres located south of Greenland Avenue, bound on the east side of Monument Street, and Remount Road on the west side. (Council District 3 - Watlington)

**Current Zoning:** R-5 (single family residential)

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

**Public Hearing Held:** June 22, 2020 - Item #38

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020\\_030\\_Post\\_Staff\\_DONE](#)

[2020\\_030\\_SitePlan3rdRevision\\_6-23-2020](#)

[2020\\_030\\_Consistency\\_Statement\\_DONE](#)

## 17. Rezoning Petition: 2020-032 by Bridgewood Houston Property Company, L.P.

**Location:** Approximately 1.379 acres bounded by Royal Court and Morehead Street, southeast of Euclid Avenue. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** June 15, 2020 - Item #28

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

**Staff Recommendation:**

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020\\_032\\_Post\\_Hearing\\_DONE](#)

[2020-032\\_rev\\_06-22-2020](#)

[2020\\_032\\_Consistency\\_Statement\\_DONE](#)

## 18. Rezoning Petition: 2020-033 by Fifth Third Bank

**Location:** Approximately 0.354 acres bound by the east side of Providence Road, the north side of Huntley Place, and south of Perrin Place. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** June 22, 2020 - Item #39

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020\\_033\\_Post\\_Hearing\\_DONE](#)

[2020-033\\_rev\\_06-23-2020](#)

[2020\\_033\\_Consistency\\_Statement\\_DONE](#)

## 19. Rezoning Petition: 2020-040 by Alenky Signature Homes, LLC

**Location:** Approximately 0.398 acres located on the eastern side of Commonwealth Avenue, the northern side of Goodwin Avenue and south of Woodland Drive. (Council District 1 - Egleston)

**Current Zoning:** R-4 (single family residential)

**Proposed Zoning:** R-8 (single family residential)

**Pubic Hearing Held:** June 22, 2020 - Item #42

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Statement of Consistency

[2020\\_040\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020\\_040\\_Consistency\\_Statement\\_DONE](#)

## 20. Rezoning Petition: 2020-050 by Charlotte-Mecklenburg Housing Partnership

**Location:** Approximately 10 acres located on the west side of Park Road, south of Marsh Road, and north of Hillside Avenue. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** June 15, 2020 - Item #29

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020\\_050\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020-050\\_rev\\_06-22-2020](#)

[2020\\_050\\_Consistency\\_Statement\\_DONE](#)

## 21. Rezoning Petition: 2020-064 by Truist Bank

**Location:** Approximately 2.34 acres bounded by the northeast side of 5th Street, southeast of North Tryon Street, southwest of East 6th Street, and northwest of North College Street. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** June 22, 2020 - Item #42z

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2020\\_064\\_Post\\_Hearing\\_Staff\\_DONE](#)

[2020-064\\_rev\\_06-23-2020](#)

[2020\\_064\\_Consistency\\_Statement\\_DONE](#)