

City of Charlotte

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



Zoning Agenda

Tuesday, October 6, 2020

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

Zoning Committee Work Session

Keba Samuel - Chairperson

Erin Barbee

Andrew Blumenthal

Peter Kelly

Elizabeth McMillian

Victoria Nwasike

Douglas Welton

Zoning Committee Work Session

Deferral

1. Rezoning Petition: 2020-062 by i3i Ventures, LP

Update: *Petitioner is requesting deferral of Zoning Committee Recommendation to November 4, 2020*

Location: Approximately 17.3 acres located east of Old Statesville Road, south of Gibbon Road, northwest of Garvin Drive. (Council District 2 - Graham)

2. Rezoning Petition: 2020-049 by The Keith Corporation

Update: *Petitioner is requesting deferral of Zoning Committee Recommendation to November 4, 2020*

Location: Approximately 156.32 acres located on the south side of Interstate 85, east of Moores Chapel Road, and north of Wilkinson Boulevard. (Outside City Limits)

Zoning Items

3. Rezoning Petition: 2020-104 by Charlotte Planning, Design and Development

Summary of Petition:

Chapter 13, "Signs" of the Zoning Ordinance to provide additional flexibility; provide better scale for certain sign types; provide greater utilization of building wall space for sign area; address unintended consequences; clarify the enforcement process; and update, add, and delete definitions and graphics.

Public Hearing Held: September 21, 2020 - Item #30

Staff Resource: [Sandra Montgomery](#)

Staff Recommendation:

Staff Recommends APPROVAL of this text amendment.

[2020 104 PostHSA DONE](#)

[2020-104 Text Amendment 8-10-20](#)

[2020-104 Annotated Signs Chapter 8-10-20](#)

[2020 104 Consistency DONE](#)

4. Rezoning Petition: 2018-034 by Charles & Ellen Gray

Location: Approximately 0.71 acres located on the southern corner of the intersection of University City Boulevard and John Kirk Road. (Council District 4 - Johnson)

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

Proposed Zoning: B-1 (CD) SPA (neighborhood business, conditional, site plan amendment)

Public Hearing Held: September 21, 2020 - Item #36

Staff Resource: [William Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2018 034 PostHSA DONE](#)

[2018 034 RevSitePlan 2020 09 28](#)

[2018 034 Consistency DONE](#)

5. Rezoning Petition: 2019-163 by Novant Health

Location: Approximately 23.75 acres located at the west corner intersection of North Tryon Street and West Mallard Creek Church Road. (Council District 4 - Johnson)

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

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

Public Hearing Held: September 21, 2020 - Item #37

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019 163 Post HSA DONE](#)

[2019-163 RevSitePlan 2020 9 28](#)

[2019 163 Consistency DONE](#)

6. Rezoning Petition: 2020-023 by Phillip Neal Sparrow

Location: Approximately 10.918 acres located on the southern side of John Gladden Road, north of Wilkinson Boulevard, and west of Sam Wilson Road. (Outside City Limits)

Current Zoning: R-MH LWPA LLWPA (residential manufactured housing, Lake Wylie Protected Area, Lower Lake Wylie Protected Area)

Proposed Zoning: I-2 (CD) LWPA LLWPA (general industrial, Lake Wylie Protected Area, Lower Lake Wylie Protected Area)

Public Hearing Held: September 21, 2020 - Item #38

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 023 PostHSA DONE](#)

[2020 023 SitePlanRev 2020 09 24](#)

[2020 023 Consistency DONE](#)

7. Rezoning Petition: 2020-035 by CCP University LLC

Location: Approximately 49 acres located on the south side of IBM Drive, west of Neal Road, and north of University City Boulevard. (Council District 4 - Johnson)

Current Zoning: R-4 (single-family residential) and RE-2 (research)

Proposed Zoning: UR-2 (CD) (urban residential, conditional) and R-8MF (CD) (multi-family residential, conditional)

Public Hearing Held: September 21, 2020 - Item #35

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2020 035 PostHearingSA DONE](#)

[2020-035 RevSitePlan 2020 9 28](#)

[2020 035 Consistency DONE](#)

8. Rezoning Petition: 2020-055 by RangeWater Real Estate

Location: Approximately 27.97 acres located along the east side of IBM Drive west of Interstate 85, south of West W. T. Harris Boulevard. (Council District 4 - Johnson)

Current Zoning: RE-2 (Research)

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

Public Hearing Held: September 21, 2020 - Item #39

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2020 055 PostHearingSA DONE](#)

[2020 055 SitePlanRev 2020 09 27](#)

[2020 055 Consistency DONE](#)

9. Rezoning Petition: 2020-057 by Lakemont Property Investors, LLC

Location: Approximately 44 acres located west of Interstate 485, on the north side of Old Dowd Road, and east of Sam Wilson Road. (ETJ)

Current Zoning: R-4 LLWPA LLWCA AIR (single-family residential, Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay)

Proposed Zoning: I-2 (CD) LLWPA LLWCA AIR (general industrial, Lower Lake Wylie Protected Area, Lower Lake Wylie Critical Area, Airport Noise Overlay)

Public Hearing Held: September 21, 2020 - Item #40

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

[2020 057 PostHSA DONE](#)

[2020 057 SitePlanRev 2020 09 27](#)

[2020 057 Consistency DONE](#)

10. Rezoning Petition: 2020-059 by Hanover R.S. Limited Partnership

Location: Approximately 1.474 acres located on the southeast side of Euclid Avenue, southwest of Royal Court, and northeast of Morehead Street. (Council District 1 - Egleston)

Current Zoning: B-1 PED (neighborhood business, optional, pedestrian overlay) and MUDD (mixed use development district)

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

Public Hearing Held: September 21, 2020 - Item #32

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 059 PostHearingSA DONE](#)

[2020 059 SitePlanRev 2020 09 29](#)

[2020 059 ConsistencyStmnt DONE](#)

11. Rezoning Petition: 2020-060 by Westplan Investors

Location: Approximately 11.65 acres located east of Interstate 85, north of Berkeley Place Drive, and south of Mallard Creek Church Road. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

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

Public Hearing Held: September 21, 2020 - Item #41

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 060 PostHearingSA DONE](#)

[2020 060 SitePlanRev 2020 09 27](#)

[2020 060 Consistency DONE](#)

12. Rezoning Petition: 2020-066 by Yoruk Development Company, Inc.

Location: Approximately 3.62 acres located along the north side of Sardis Road, east of Sunnywood Lane, and south of Watergate Road. (Council District 6 - Bokhari)

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

Proposed Zoning: UR-1 (CD) (urban residential, conditional)

Public Hearing Held: September 21, 2020 - Item #33

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of technical revisions related to Fire access.

[2020 066 PostSA DONE](#)

[2020 066 SitePlanRev 2020 09 28](#)

[2020 066 Consistency DONE](#)

13. Rezoning Petition: 2020-067 by Terranova Group, LLC

Location: Approximately 2.96 acres located at the 2400 block of Mecklenburg Avenue, just east of its intersection with Matheson Avenue near the Charlotte Country Club. (Council District 1 - Egleston)

Current Zoning: R-3 (residential)

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

Public Hearing Held: September 21, 2020 - Item #34

Staff Resource: [William Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 067 Consistency DONE](#)

[2020 067 RevSitePlan 2020 09 28](#)

[2020 067 PostHSA DONE](#)

14. Rezoning Petition: 2020-072 by Freemore, LLC

Location: Approximately 0.48 acres located north of Freedom Drive, south of Thrift Road, and east of Berryhill Road. (Council District 3 - Watlington)

Current Zoning: I-1 (industrial)

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

Public Hearing Held: September 21, 2020 - Item #43

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

[2020 072 PostHSA DONE](#)

[2020 072 SitePlanRev 2020 09 27](#)

[2020 072 Consistency DONE](#)

15. Rezoning Petition: 2020-074 by Redwood USA, LLC

Location: Approximately 21.08 acres located off Harris Houston Road in the University City area. (Council District 4 - Johnson)

Current Zoning: R-3 (single family)

Proposed Zoning: R-8 MF (CD) (multi-family residential, conditional)

Public Hearing Held: September 21, 2020 - Item #44

Staff Resource: [William Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_074_PostHSA_DONE](#)

[2020-074_RevSitePlan_2020_09_28](#)

[2020_074_Consistency_DONE](#)

16. Rezoning Petition: 2020-075 by Mattamy Homes

Location: Approximately 19.6 acres located along the south side of Ridge Road, north of Interstate 485, and west of Mallard Creek Road. (Council District 4 - Johnson)

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

Proposed Zoning: R-8 MF (CD) (single-family residential, conditional)

Public Hearing Held: September 21, 2020 - Item #45

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_075_Post_Hearing_DONE](#)

[2020-075_RevSitePlan_2020_9_28](#)

[2020_075_Consistency_DONE](#)

17. Rezoning Petition: 2020-078 by City of Charlotte, Aviation

Location: Approximately 19.5 acres located to the north and south of Old Dowd Road, just west of Interstate 485. (Outside City Limits)

Current Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area), R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area)

Public Hearing Held: September 21, 2020 - Item #46

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 078 PostHSA DONE](#)

[2020 078 Consistency DONE](#)

18. Rezoning Petition: 2020-080 by The Courtyard at Park Road, LLC

Location: Approximately 2.376 acres located along the west side of Park Road, east of McDonald Avenue, and south of Ideal Way. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: NS (neighborhood services)

Public Hearing Held: September 21, 2020 - Item #47

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 080 PostHearingSA DONE](#)

[2020 080 SitePlanRev 2020 09 29](#)

[2020 080 Consistency DONE](#)

19. Rezoning Petition: 2020-084 by D. R. Horton

Location: Approximately 9.09 acres located along the west side of Reames Road, north of Sunset Road, and south of Lawnmeadow Drive. (Council District 2 - Graham)

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

Proposed Zoning: R-8 MF (CD) (multi-family residential, conditional)

Public Hearing Held: September 21, 2020 - Item #48

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_084_PostHearingSA_DONE](#)

[2020-084_RevSitePlan_2020_9_29](#)

[2020_084_Consistency_DONE](#)

20. Rezoning Petition: 2020-087 by Plainwood, LLC

Location: Approximately 7.81 acres located on the east side of Brookshire Boulevard, north of Dakota Street, west of Tennessee Avenue. (Council District 2 - Graham)

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

Proposed Zoning: R-12 MF (CD) (multi-family residential, conditional)

Public Hearing Held: September 21, 2020 - Item #49

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_087_PostHearingSA_DONE](#)

[2020_087_SitePlanRev_2020_09_28](#)

[2020_087_Consistency_DONE](#)