

City of Charlotte

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



Zoning Agenda

Monday, October 19, 2020

Electronic Regular Meeting Hosted from Room 267

City Council Zoning Meeting

Mayor Vi Lyles

Mayor Pro Tem Julie Eiselt

Council Member Dimple Ajmera

Council Member Tariq Bokhari

Council Member Ed Driggs

Council Member Larken Egleston

Council Member Malcolm Graham

Council Member Renee Johnson

Council Member Matt Newton

Council Member Victoria Watlington

Council Member Braxton Winston II

REMOTE MEETING

- 1. 5:00 P.M. CITY COUNCIL ZONING MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267**

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

2. Follow Up Report

[October Follow-Up Report - Final](#)

DECISIONS**3. Rezoning Petition: 2020-062 by i3i Ventures, LP**

Update: Petitioner has withdrawn this petition

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

Current Zoning: I-2 (CD) (general industrial, conditional), R-3 (single-family residential)

Proposed Zoning: R-8 MF (CD) (multi-family residential, conditional) and B-2 (CD) (general business, conditional)

3b. Rezoning Petition: 2020-049 by The Keith Corporation

Update: Petitioner is requesting deferral to November 16, 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)

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

Proposed Zoning: I-2 (CD) LWPA LWCA (general industrial, conditional, Lake Wylie Protected Area, Lake Wylie Critical Area)

4. **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.

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff Recommends APPROVAL of this text amendment.

[2020_104_ZCReco_DONE](#)

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

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

[2020_104_FSA_DONE](#)

5. **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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2018_034_ZCR_DONE](#)

[2018_034_FSA_DONE](#)

[2020_034_SitePlanRev_2020_10_14](#)

6. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019_163_ZC_reco_DONE](#)

[2019_163_Final_SA_DONE](#)

[2019-163_RevSitePlan_2020_9_28](#)

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

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)

Current Zoning: I-2 (General Industrial) and R-8 (Single Family Residential)

Proposed Zoning: MUDD-O (Mixed Use Development, Optional)

Zoning Committee Recommendation:

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition.

Staff Recommendation:

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

[2019_167_ZCReco_DONE](#)

[2019_167_FSA_DONE](#)

[2019_167_RevSitePlan_2020_10_14](#)

8. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC

Location: Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential) & R-22MF (multi-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019_179_ZCR_DONE](#)

[2019_179_FSA_DONE](#)

[2019_179_SitePlanRev_2020_08_18](#)

9. Rezoning Petition: 2020-014 by Carolina Builders, LLC

Location: Approximately 3.9 acres located along the eastern side of Erwin Road and north of Tryon Street. (Council District 3 - Watlington)

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

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

10. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_023_ZCReco_DONE](#)

[2020_023_FSA_DONE](#)

[2020_023_SitePlanRev_2020_09_24](#)

11. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_035_ZC_Reco_DONE](#)

[2020_035_Final_SA_DONE](#)

[2020-035_RevSitePlan_2020_10_13](#)

12. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_055_ZC_Reco_DONE](#)

[2020_055_FSA_DONE](#)

[2020-055_RevSitePlan_2020_10_13](#)

13. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_057_ZCReco_DONE](#)

[2020_057_FSA_DONE](#)

[2020_057_RevSitePlan_2020_10_12](#)

14. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_059_ZCReco_DONE](#)

[2020_059_FinalSA_DONE](#)

[2020_059_SitePlanRev_2020_09_29](#)

15. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_060_ZC_Reco_DONE](#)

[2020_060_Final_SA_DONE](#)

[2020_060_SitePlanRev_2020_09_27](#)

16. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_066_ZC_Reco_DONE](#)

[2020_066_FinalSA_DONE](#)

[2020_066_SitePlanRev_2020_10_2](#)

17. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_067_ZCReco_DONE](#)

[2020_067_FSA_DONE](#)

[2020_067_RevSitePlan_2020_09_28](#)

18. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_072_ZCReco_DONE](#)

[2020_072_FSA_DONE](#)

[2020-072_SitePlanRev_2020_10_08](#)

19. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_074_ZCReco_DONE](#)

[2020_074_FSA_DONE](#)

[2020-074_RevSitePlan_2020_09_28](#)

20. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_075_ZC_Reco_DONE](#)

[2020_075_FinalISA_DONE](#)

[2020-075_RevSitePlan_2020_9_28](#)

21. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_078_ZCReco_DONE](#)

[2020_078_FSA_DONE](#)

22. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_080_ZCReco_DONE](#)

[2020_080_SitePlanRev_2020_09_29](#)

[2020_080_FinalSA_DONE](#)

23. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_084_ZCReco_DONE](#)

[2020_084_FinalSA_DONE](#)

[2020-084_RevSitePlan_2020_9_6](#)

24. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_087_ZCReco_DONE](#)

[2020_087_FinalSA_DONE](#)

[2020_087_SitePlanRev_2020_09_28](#)

ACTIVE TRANSPORTATION PROJECTS

25. Active Transportation Projects

[District1_ActiveProjects](#)

[District2_ActiveProjects](#)

[District3_ActiveProjects](#)

[District4_ActiveProjects](#)

[District5_ActiveProjects](#)

[District6_ActiveProjects](#)

[District7_ActiveProjects](#)

HEARINGS**26. Rezoning Petition: 2020-045 by Andrew Klenk**

Update: Petitioner has withdrawn this petition

Location: Approximately .50 acres located along Bearwood Avenue east of Sugar Creek Road in the Howie Acres Neighborhood. (Council District 1 - Egleston)

Current Zoning: R-5 (residential) and B-2 (general business)

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

27. Rezoning Petition: 2020-037 by Renee-Pride Dunlap

Update: Petitioner is requesting deferral to November 16, 2020

Location: Approximately 49.3 acres located on both the north and south side of Russell Avenue, west of Interstate 77, north of Oaklawn Avenue. (Council District 2 - Graham)

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

Proposed Zoning: R-5 (HDO) (single-family residential, historic district overlay)

28. Rezoning Petition: 2019-085 by American Asset Corporation

Location: Approximately 23.89 acres located on the south side of W. Arrowood Road, west of Whitehall Executive Center Drive. (Council District 3 - Watlington)

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

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

Staff Recommendation:

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

[2019_085_PHstaff_DONE](#)

[2019-085_RevSitePlan_2020_9_15](#)

29. Rezoning Petition: 2019-128 by Pulte Group, Inc.

Location: Approximately 240.32 acres located on the west side of Steele Creek Road, south of Sledge Road, east of Shopton Road. (Council District 3 - Watlington)

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

Proposed Zoning: MX-3 (mixed use) and UR-2 (CD) (urban residential, conditional)

Staff Recommendation:

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

[2019_128_PHstaff_DONE](#)

[2019-128_RevSitePlan_2020_9_15](#)

30. Rezoning Petition: 2020-052 by Selwyn Property Group, Inc.

Location: Approximately 1 acre located on the west side of the intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue. (Council District 1 - Egleston)

Current Zoning: NS PED (neighborhood services, pedestrian overlay)

Proposed Zoning: MUDD (CD) PED (mixed-use development, conditional, pedestrian overlay)

Staff Recommendation:

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

[2020_052_PHSADONE](#)

[2020_052_SitePlanRev_2020_9_14](#)

31. Rezoning Petition: 2020-089 by Pulte Group, Inc.

Location: Approximately 3.42 acres located on the west side of Briar Creek Road, north of Green Oaks Lane, and east of Wembley Drive. (Council District 1 - Egleston)

Current Zoning: R-22 MF (multi-family residential)

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

Staff Recommendation:

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

[2020_089_PHSADONE](#)

[2020_089_SitePlanRev_2020_9_14](#)

32. Rezoning Petition: 2020-090 by Remount, LLC

Location: Approximately 1.566 acres located along the south side of Watson Drive, the west of Remount Road, and north of West Boulevard. (Council District 3 - Watlington)

Current Zoning: R-22 MF (multi-family residential)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_090_PHSА_DONE](#)

33. Rezoning Petition: 2020-093 by Griffman Investments, LLC

Location: Approximately 1.41 acres located along the east side of Griffith Street, the west side of LYNX Blue Line, and south of Poindexter Drive. (Council District 3 - Watlington)

Current Zoning: TOD-M (O) (transit-oriented development, mixed, optional)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_093_PHSА_DONE](#)

34. Rezoning Petition: 2020-094 by Childress Klein

Location: Approximately 9.54 acres located north of Perimeter Pointe Parkway, west of Rebecca Avenue, and south of West Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1 (CD) (light industrial, conditional) and R-22 MF (multi-family residential)

Proposed Zoning: I-1 (CD) (light industrial, conditional) and I-1 (CD) SPA (light industrial, conditional, site plan amendment)

Staff Recommendation:

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

[2020_094_PHSА_DONE](#)

[2020_094_SitePlanRev_2020_09_15](#)

35. Rezoning Petition: 2020-097 by 6800 Solectron Owner, L.P.

Location: Approximately 12.40 acres located along the south side of Mallard Creek Road and along the east side of Penninger Circle. (Council District 3 - Watlington)

Current Zoning: RE-1 (CD) (research, conditional) and INST (CD) (institutional, conditional)

Proposed Zoning: RE-1 (CD) (research, conditional) and RE-1 (CD) SPA (research, conditional, site plan amendment)

Staff Recommendation:

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

[2020_097_PHS_A_DONE](#)

[2020-097_RevSitePlan_2020_9_14](#)

36. Rezoning Petition: 2020-098 by AHI 3100, LLC

Location: Approximately 4.18 acres located south of N. Tryon Street and its intersection with E. 36th Street in the NoDa community. (Council District 1 - Egleston)

Current Zoning: B-2 (general business), I-1 (industrial)

Proposed Zoning: TOD-CC (transit-oriented development, community center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_098_PHS_A_DONE](#)

37. Rezoning Petition: 2020-099 by D. R. Horton

Location: Approximately 20.88 acres located along the southeast side of Mallard Creek Road and north of Morris Estate Drive. (Council District 2 - Graham)

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

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

Staff Recommendation:

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

[2020_099_PHS_A_DONE](#)

[2020_099_RevSitePlan_2020_9_15](#)

38. Rezoning Petition: 2020-100 by Delray Ventures, LLC

Location: Approximately 4.9 acres located along the south side of Sharon Amity Road, east of Addison Drive, and west of Water Oak Road. (Council District 5 - Newton)

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

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

Staff Recommendation:

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

[2020_100_PHSА DONE](#)

[2020_100_SitePlan_2020_09_14](#)

39. Rezoning Petition: 2020-101 by White Point Paces Partners, LLC

Location: Approximately 4.005 non-contiguous acres between three parcels, both located in the Optimist Park community in the vicinity of Optimist Hall. (Council District 1 - Egleston)

Current Zoning: TOD-M (O) & I-2 (transit-oriented development, mixed, optional; heavy industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_101_PHSА DONE](#)

Adjournment