

# City of Charlotte

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



## **Zoning Agenda**

**Wednesday, November 4, 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

### Zoning Items

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

**Update:** *Petitioner is requesting deferral of Zoning Committee Recommendation to December 1, 2020*

**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)

#### 2. 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)

**Public Hearing Held:** October 19, 2020 - Item #28

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

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

[2019\\_085\\_PostHSA\\_DONE](#)

[2019-085\\_RevSitePlan\\_2020\\_9\\_15 - Joe edit](#)

[2020\\_085\\_Consistency\\_Stmnt\\_DONE](#)

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

**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/closest to District 3 - Watlington)

**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)

**Public Hearing Held:** September 21, 2020 - Item #31

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

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

[2020\\_049\\_PostHSA\\_DONE](#)

[2020-049\\_RevSitePlan\\_2020\\_10\\_26](#)

[2020\\_049\\_Consistency\\_DONE](#)

### **4. 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)

**Public Hearing Held:** October 19, 2020 - Item #31

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_089\\_PostSA\\_DONE](#)

[2020\\_089\\_SitePlanRev\\_2020\\_10\\_26](#)

[2020\\_089\\_consistency\\_DONE](#)

## 5. 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)

**Public Hearing Held:** October 19, 2020 - Item #32

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_090\\_PostHearingSA\\_DONE](#)

[2020\\_090\\_Consistency\\_Statement\\_DONE](#)

## 6. 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)

**Public Hearing Held:** October 19, 2020 - Item #33

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_093\\_PostSA\\_DONE](#)

[2020\\_093\\_Consistency\\_DONE](#)

## 7. 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)

**Public Hearing Held:** October 19, 2020 - Item #34

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

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

[2020\\_094 Post SA DONE](#)

[2020-094 RevSitePlan 2020 10 21](#)

[2020\\_094 Consistency Statement DONE](#)

## 8. Rezoning Petition: 2020-097 by 6800 Solelectron 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 2 - Graham)

**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)

**Public Hearing Held:** October 19, 2020 - Item #35

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_097 Post HearingSA DONE](#)

[2020-097 RevSitePlan 2020 10 26](#)

[2020\\_97 Consistency DONE](#)

## 9. 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)

**Public Hearing Held:** October 19, 2020 - Item #36

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_098\\_PostHSA\\_DONE](#)

[2020\\_098\\_Consistency\\_DONE](#)

## 10. 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)

**Public Hearing Held:** October 19, 2020 - Item #37

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

**Staff Recommendation:**

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

[2020\\_099\\_Post\\_Hearing\\_SA\\_DONE](#)

[2020-099\\_RevSitePlan\\_2020\\_10\\_26](#)

[2020\\_099\\_Consistency\\_DONE](#)

## **11. 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)

**Public Hearing Held:** October 19, 2020 - Item #38

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution the technical revisions related to transportation and stormwater.

[2020\\_100\\_PostSA\\_DONE](#)

[2020\\_100\\_SitePlanRev\\_2020\\_10\\_29](#)

[2020\\_100\\_Consistency\\_Statement\\_DONE](#)

## **12. Rezoning Petition: 2020-101 by White Point Paces Partners, LLC**

**Location:** Approximately 4.005 non-contiguous acres between three parcels 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)

**Public Hearing Held:** October 19, 2020 - Item #39

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_101\\_PostHSA\\_DONE](#)

[2020\\_101\\_Consistency\\_DONE](#)