

City of Charlotte

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



Zoning Agenda

Monday, November 16, 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

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

DECISIONS**3. Rezoning Petition: 2019-085 by American Asset Corporation**

Update: Petitioner is requesting deferral to December 21, 2020

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)

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

Update: Petitioner is requesting deferral to December 21, 2020

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)

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

Update: Petitioner is requesting deferral to December 21, 2020

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)

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

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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 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.

[2020_049_ZCRec_DONE](#)

[2020_049_FSA_DONE](#)

[2020_049_RevSitePlan_2020_10_26](#)

7. 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_20_11_16](#)

[2020_066_SitePlanRev_2020_10_29](#)

8. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_089_ZReco_DONE](#)

[2020_089_FinalHSA_DONE](#)

[2020_089_SitePlanRev_2020_10_26](#)

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

Update: Petitioner is requesting deferral to December 21, 2020

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)

10. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_093_ZReco_DONE](#)

[2020_093_FinalHSA_DONE](#)

11. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_094_ZCRec_DONE](#)

[2020_094_FSA_DONE](#)

[2020-094_RevSitePlan_2020_11_09](#)

12. 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 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_097_ZC_Reco_DONE](#)

[2020_097_FinalSA_DONE](#)

[2020-097_RevSitePlan_2020_10_26](#)

13. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_098_ZCR_DONE](#)

[2020_098_FSA_DONE](#)

14. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_099_ZC_Reco_DONE](#)

[2020_099_Final_SA_DONE](#)

[2020_099_RevSitePlan_2020_11_5](#)

15. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2020_100_ZC_Reco_DONE](#)

[2020_100_FinalSA_DONE](#)

[2020_100_SitePlanRev_2020_11_3](#)

16. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_101_FSA_DONE](#)

[2020_101_ZCReco_DONE](#)

ACTIVE TRANSPORTATION PROJECTS

17. Active Transportation Projects

[District1_ActiveProjects](#)

[District2_ActiveProjects](#)

[District3_ActiveProjects](#)

[District4_ActiveProjects](#)

[District5_ActiveProjects](#)

[District6_ActiveProjects](#)

[District7_ActiveProjects](#)

HEARINGS**18. Rezoning Petition: 2019-180 by John Jolley - Rosegate Holdings, LLC**

Location: Approximately 5.2 acres located on the west side of Wallace Road, north of Woodberry Road, west of East Independence Boulevard. (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 requested technical revisions related to site plan label and transportation notes.

[2019_180_PHSА_DONE](#)

[2019-180_RevSitePlan_2020_9_15](#)

19. Rezoning Petition: 2020-037 by City of Charlotte Planning, Design and Development

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)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_037_PHSА_DONE](#)

20. Rezoning Petition: 2020-073 by Blue Azalea

Location: Approximately 4.8 acres located along both the north and south sides of Sharon View Road, west of Colony Road and east of Sharon Road. (Council District 6 - Bokhari)

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

Proposed Zoning: UR-2(CD) 5-year vested rights (urban residential, conditional, with 5-year vest rights).

Staff Recommendation:

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

[2020_073_PHSА_DONE](#)

[2020_073_siteplan_2020_10_12](#)

21. 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 building design.

[2020_052_PHSА_DONE](#)

[2020_052_SitePlanRev_2020_9_14](#)

22. Rezoning Petition: 2020-013 by Boulevard Real Estate Advisors, LLC

Location: Approximately 0.613 acres located on the eastern side of the intersection of Tryon Street and Cama Street, and south of Freeland Lane. (Council District 3 - Watlington)

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

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

Staff Recommendation:

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

[2020_013_PHSА_DONE](#)

[2020_013_RevSitePlan_2020_10_12](#)

23. Rezoning Petition: 2020-042 by Boulevard Real Estate Advisors, LLC

Location: Approximately 0.236 acres located east of South Tryon Street, south of Tryclan Drive, and west of Dewitt Lane. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: O-1(CD) (office, conditional)

Staff Recommendation:

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

[2020_042_PHSА_DONE](#)

[2020_042_SitePlanRev_2020_10_9](#)

24. Rezoning Petition: 2020-076 by Green Bird Properties, LLC

Location: Approximately 0.51 acres located at the NE intersection of Parkwood Avenue and Allen Street in the Belmont community. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

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

[2020_076_PHSA_DONE](#)

[2020_076_RevSitePlan_2020_10_13](#)

25. Rezoning Petition: 2020-105 by Saratoga Asset Management, LLC

Location: Approximately .95 acres located at the eastern corner of the intersection of Seigle Avenue and Van Every Street. (Council District 1 - Egleston)

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

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

Staff Recommendation:

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

[2020_105_PHSA_DONE](#)

[2020_105_RevSitePlan_2020_10_13](#)

26. Rezoning Petition: 2020-113 by Catalyst Capital

Location: Approximately 6.95 acres located along the south side of Wilkinson Boulevard and along the west side of Berryhill Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_113_PHSA_DONE](#)

27. Rezoning Petition: 2020-114 by Freedom Drive Terminal, LLC

Location: Approximately 6.01 acres located east of Little Rock Road, north of Fred D. Alexander Boulevard, and south of Old Mount Holly Road. (Council District 3 - Watlington)

Current Zoning: B-1 LLWPA (neighborhood business, Lower Lake Wylie Protected Area), R-4 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_114_PHSА DONE](#)

28. Rezoning Petition: 2020-115 by Crosland Southeast

Location: Approximately 2 acres located on the west side of Pecan Avenue, north of Independence Boulevard, south of Central Avenue. (Council District 1 - Egleston)

Current Zoning: B-2 PED (general business, pedestrian overlay)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_115_PHSА DONE](#)

29. Rezoning Petition: 2020-117 by Vulcan Materials Company

Location: Approximately 15 acres located on the east side of Old Nations Ford Road and the south side of Hebron Street. (Council District 3 - Watlington)

Current Zoning: R-17 MF (multi-family residential) and I-1 (light industrial)

Proposed Zoning: I-2 (general industrial)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_117_PHSА DONE](#)

30. Rezoning Petition: 2020-118 by TWG Development

Location: Approximately 9.042 acres located off District Drive between W.T. Harris Boulevard and Shorthorn Street in the University City neighborhood.

Current Zoning: O-1 (CD) (office, conditional)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020-118_PHSА DONE](#)

31. Rezoning Petition: 2020-119 by The Maintenance Team, Inc.

Location: Approximately 9.78 acres north of Shopton Road, east of Steele Creek Road, and west of Pinecrest Drive. (Outside City Limits - Closest to District 3 - Watlington)

Current Zoning: R-3 AIR (single-family residential, airport noise overlay)

Proposed Zoning: I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of a requested technical revision related to site and building design.

[2020_119_PHSА_DONE](#)

[2020_119_RevSitePlan_2020_10_12](#)

32. Rezoning Petition: 2020-123 by Collett Properties, Inc.

Location: Approximately 13.22 acres located on the north side of Business Center Drive and Interstate 85 and west of Little Rock Road. (Council District 3 - Watlington)

Current Zoning: R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area) and B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1 (CD) AIR LLWPA (light industrial, airport overlay, Lower Lake Wylie Protected Area).

Staff Recommendation:

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

[2020_123_PHSА_DONE](#)

[2020_123_RevSitePlan_2020_10_12](#)

33. Rezoning Petition: 2020-124 by Mission Properties

Location: Approximately 0.33 acres located along the southeast side of Dunloe Street, the southwest side of Sylvania Avenue, west of Tryon Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_124_PHSА_DONE](#)

[2020-124_RevSitePlan_10_12](#)

34. Rezoning Petition: 2020-148 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/Adjacent to District 4 - Johnson)

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

Proposed Zoning: MX-2 INNOV (mixed use, innovative)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_148 PHSA DONE](#)

[2020-148 RevSitePlan 2020 10 7](#)

Adjournment