

City of Charlotte

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



Zoning Agenda

Wednesday, December 2, 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.

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)

Public Hearing Held: October 19, 2020 - Item #29

Staff Resource: Joe Mangum

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019 128 Post SA DONE](#)

[2019-128 RevSitePlan 2020 11 23](#)

[2019 128 Consistency Statement DONE](#)

2. Rezoning Petition: 2019-180 by Justin Adams - Maple Multi-Family Land Use SE, LP

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)

Public Hearing Held: November 16, 2020 - Item #18

Staff Resource: John Kinley

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2019 180 PostSA DONE](#)

[2019-180 RevSitePlan 2020 11 23](#)

[2019 180 ConsistencyStatement DONE](#)

3. **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)

Public Hearing Held: November 16, 2020 - Item #22

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

[2020_013_PostHSA_DONE](#)

[2020_013_RevSitePlan_2020_11_23](#)

[2020_013_Consistency_DONE](#)

4. **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)

Public Hearing Held: November 16, 2020 - Item #19

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_037_PostSA_DONE](#)

[2020_037_ConsistencyStmnt_DONE](#)

5. 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 3 - Watlington)

Current Zoning: R-5 (single family residential)

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

Public Hearing Held: November 16, 2020 - Item #23

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 042 PostHSA DONE](#)

[2020 042 RevSitePlan 2020 11 18](#)

[2020 042 Consistency DONE](#)

6. 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)

Public Hearing Held: November 16, 2020 - Item #21

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

Staff Recommendation:

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

[2020 052 PostHSA DONE](#)

[2020 052 2020 11 23](#)

[2020 052 Consistency DONE](#)

7. 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) (urban residential, conditional)

Public Hearing Held: November 16, 2020 - Item #20

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 073 PostSA DONE](#)

[2020 073 siteplan 2020 11 23](#)

[2020 073 ConsistencyStatement DONE](#)

8. 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 Villa Heights community. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: NS (neighborhood services)

Public Hearing Held: November 16, 2020 - Item #24

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 076 RevSitePlan 2020 11 24](#)

[2020 076 PostHSA DONE](#)

[2020 076 Consistency DONE](#)

9. Rezoning Petition: 2020-105 by Matt Connolly - White Zombie, 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)

Public Hearing Held: November 16, 2020 - Item #25

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2020 105 PostHSA DONE](#)

[2020 105 RevSitePlan 2020 11 24](#)

[2020 105 Consistency DONE](#)

10. 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)

Public Hearing Held: November 16, 2020 - Item #26

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 113 PostHSA DONE](#)

[2020 113 Consistency DONE](#)

11. 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)

Public Hearing Held: November 16, 2020 - Item #27

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 114 Post SA DONE](#)

[2020 114 Consistency Stmt DONE](#)

12. 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)

Public Hearing Held: November 16, 2020 - Item #28

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 115 PostHSA DONE](#)

[2020 115 Consistency DONE](#)

13. 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)

Public Hearing Held: November 16, 2020 - Item #29

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 117 PostSA DONE](#)

[2020 117 ConsistencyStatement DONE](#)

14. 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. (Council District 4 - Johnson)

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

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

Public Hearing Held: November 16, 2020 - Item #30

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 118 PostHSA DONE](#)

[2020 118 Consistency DONE](#)

15. 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)

Public Hearing Held: November 16, 2020 - Item #31

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2020 119 Post SA DONE](#)

[2020 119 RevSitePlan 2020 11 17](#)

[2020 119 Consistency Stmtnt DONE](#)

16. 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.

Public Hearing Held: November 16, 2020 - Item #32

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 123 Post SA DONE](#)

[2020 123 RevSitePlan 2020 11 23](#)

[2020 123 Consistency Stmtnt DONE](#)

17. 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)

Public Hearing Held: November 16, 2020 - Item #33

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 124 PostHSA DONE](#)

[2020-124 RevSitePlan 10 12](#)

[2020 124 Consistency DONE](#)

18. 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)

Public Hearing Held: November 16, 2020 - Item #34

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 148 PostHSA DONE](#)

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

[2020 148 Consistency DONE](#)