

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, December 21, 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

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

**CITY CLERK COMPENSATION  
CITY CLERK COMPENSATION**

**3. City Clerk Compensation**

**Action:**

**Approve a 2020 compensation adjustment for the City Clerk**

**Staff Resource(s):**

Sheila Simpson, Human Resources

**Explanation**

- On November 2, 2020, the Mayor and City Council met to conduct the performance evaluation of the City Clerk and discuss a potential compensation adjustment.
- The Human Resources Director assisted the Mayor and the City Council as they considered details associated with the compensation of the City Clerk.
- The action will authorize a compensation adjustment for the City Clerk for 2020.

**DECISIONS****4. Rezoning Petition: 2019-085 by American Asset Corporation**

***Update: Petitioner has withdrawn this petition***

**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)

**4b. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2019\\_128\\_ZCRec\\_DONE](#)

[2019\\_128\\_FInal\\_SA\\_DONE](#)

[2019-128\\_RevSitePlan\\_2020\\_11\\_23](#)

**5. 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](#)

## 6. 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) & UR-2 (CD) (urban residential, conditional)

**Proposed Zoning:** UR-2 (CD) (urban residential, conditional) & UR-2 (CD) SPA (urban residential, conditional, site plan amendment)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2019\\_180\\_ZCReco\\_DONE](#)

[2019\\_180\\_FinalSA\\_DONE](#)

[2019-180\\_RevSitePlan\\_2020\\_11\\_23](#)

## 7. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_013\\_ZCReco\\_DONE](#)

[2020\\_013\\_FSA\\_DONE](#)

[2020\\_013\\_RevSitePlan\\_2020\\_11\\_23](#)

## 8. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_014\\_ZCR\\_DONE](#)

[2020\\_014\\_FSA\\_DONE](#)

[2020\\_014\\_SitePlan\\_2020\\_7\\_28](#)

## 9. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_037\\_ZCReco\\_DONE](#)

[2020\\_037\\_FinalSA\\_DONE](#)

## 10. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

[2020\\_042\\_ZCReco\\_DONE](#)

[2020\\_042\\_FSA\\_DONE](#)

[2020\\_042\\_RevSitePlan\\_2020\\_12\\_3](#)

## 11. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_052\\_ZCReco\\_DONE](#)

[2020\\_052\\_FSA\\_DONE](#)

[2020\\_052\\_SitePlanRev\\_2020\\_11\\_23](#)

## 12. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_073\\_ZCReco\\_DONE](#)

[2020\\_073\\_FinalSA\\_DONE](#)

[2020\\_073\\_siteplan\\_2020\\_11\\_23](#)



### 13. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_076\\_ZCReco\\_DONE](#)

[2020\\_076\\_FSA\\_DONE](#)

[2020\\_076\\_RevSitePlan\\_2020\\_11\\_24](#)

### 14. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

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

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

## 15. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_105\\_ZCReco\\_DONE](#)

[2020\\_105\\_FSA\\_DONE](#)

[2020\\_105\\_RevSitePlan\\_2020\\_12\\_16](#)

## 16. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_113\\_ZCReco\\_DONE](#)

[2020\\_113\\_FSA\\_DONE](#)

## 17. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_114\\_ZCReco\\_DONE](#)

[2020\\_114\\_FSA\\_DONE](#)

## 18. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_115\\_ZCReco\\_DONE](#)

[2020\\_115\\_FSA\\_DONE](#)

## 19. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_117\\_ZCReco\\_DONerev](#)

[2020\\_117\\_FinalSA\\_DONE](#)

## 20. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_118\\_ZCReco\\_DONE](#)

[2020\\_118\\_FSA\\_DONE](#)

## 21. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_119\\_ZCReco\\_DONE\\_REV](#)

[2020\\_119\\_FSA\\_DONE](#)

[2020\\_119\\_RevSitePlan\\_2020\\_11\\_17](#)

## 22. 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.

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_123\\_ZCReco\\_DONE](#)

[2020\\_123\\_FSA\\_DONE](#)

[2020\\_123\\_RevSitePlan\\_2020\\_11\\_23](#)

## 23. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_124\\_ZCReco\\_DONE](#)

[2020\\_124\\_Final\\_SA\\_DONE](#)

[2020-124\\_siteplan\\_10-26staffcomments](#)

## 24. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_148\\_ZCReco\\_DONE](#)

[2020\\_148\\_Final\\_SA\\_DONE](#)

[2020-148\\_RevSitePlan\\_2020\\_10\\_7](#)

**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: 2020-133 by D.R. Horton**

***Update: Petitioner is requesting deferral to January 19, 2021***

**Location:** Approximately 26.195 acres located on the south side of Hamilton Road, east of Youngblood Road, and west of Steele Creek Road. (ETJ)

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

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

**27. Rezoning Petition: 2019-037 by Jay Kamdar**

**Location:** Approximately 3.08 acres located on the west side of Sam Wilson Road, north of Performance Road. (Outside City Limits; Closest to District 3 - Watlington)

**Current Zoning:** R-17MF LWPA (multi-family residential, Lake Wylie watershed - overlay, protected area)

**Proposed Zoning:** B-2 LWPA (general business, Lake Wylie watershed - overlay, protected area)

**Staff Recommendation:**

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

[2019\\_037\\_PHSA\\_DONE](#)

[2019-037\\_RevSitePlan\\_2020\\_10\\_19](#)

**28. Rezoning Petition: 2019-089 by Alpa Parmar**

**Location:** Approximately 16.7 acres located on the north side of Queen City Drive, east of Little Rock Road, south of Tuckaseegee Road, north of I-85. (Council District 3 - Watlington)

**Current Zoning:** R-17 MF AIR (multi-family residential, airport noise overlay)

**Proposed Zoning:** B-2 (CD) AIR (general business, conditional, airport noise overlay)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of a requested technical revision related to environmental features and land use.

[2019\\_089\\_PHSA\\_DONE](#)

[2019\\_089\\_RevSitePlan\\_2020\\_11\\_17](#)



## 29. Rezoning Petition: 2019-173 by McCraney Property Company

**Location:** Approximately 150.0 acres located off Garrison Rd, west of I-485 and south of West Blvd. (Outside City Limits - nearest Council District 3 - Watlington)

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

**Proposed Zoning:** I-1 (CD) (light industrial)

**Staff Recommendation:**

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

[2019\\_173\\_PHSА\\_DONE](#)

[2019-173\\_RevSitePlan\\_2020\\_9\\_15 - Comments](#)

## 30. Rezoning Petition: 2020-088 by WSB Retail Partners, LLC

**Location:** Approximately 49.79 acres located along the northeast side of Prosperity Church Road and the south side of Johnston Oehler Road. (Council District 4 -Johnson)

**Current Zoning:** MX-1 (mixed use) and R-3 (single-family residential)

**Proposed Zoning:** CC (commercial center) UR-2 (CD) (urban residential, conditional) with five-years vested rights.

**Staff Recommendation:**

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

[2020\\_088\\_PHSА\\_DONE](#)

[2020-088\\_RevSitePlan\\_2020\\_11\\_16](#)

## 31. Rezoning Petition: 2020-038 by Clover Group, Inc.

**Location:** Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road. (Council District 3 - Watlington)

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

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

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form.

[2020\\_038\\_PHSА\\_DONE](#)

[2020\\_038\\_RevSitePlan\\_2020\\_11\\_19](#)

### 32. Rezoning Petition: 2020-086 by Greystar GP II, LLC

**Location:** Approximately 71.94 acres located on the south side of University City Boulevard, west of Interstate 485, north of Mineral Springs Road. (Council District 4 -Johnson)

**Current Zoning:** RE-2 (research and RE-2 (CD) (research, conditional)

**Proposed Zoning:** R-12 MF (CD) (multi-family residential, conditional) with five-year vested rights.

**Staff Recommendation:**

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

[2020\\_086 PHSA DONE](#)

[2020-086 RevSitePlan 2020\\_11\\_16](#)

### 33. Rezoning Petition: 2020-091 by Mecklenburg County

**Location:** Approximately 40.85 acres located east of Nations Ford Road, west of Interstate 77, and south of Sharview Circle. (Council District 3 - Watlington)

**Current Zoning:** R-4 (single-family residential)

**Proposed Zoning:** INST (CD) (institutional, conditional)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_091 PHSA DONE](#)

[2020\\_091 revSitePlan 2020\\_11\\_16](#)

### 34. Rezoning Petition: 2020-102 by J.S. & Associates, Inc.

**Location:** Approximately 23.369 acres located along the northwest side of Neal Road, on the southwest side of IBM Drive, west of Highway 85. (Council District 4 -Johnson)

**Current Zoning:** R-8 MF (CD) (multi-family residential, conditional) and R-4 (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 technical revisions related to site and building design.

[2020\\_102 PHSA DONE](#)

[2020-102 Revised Site Plan 2020\\_11\\_16](#)

### 35. Rezoning Petition: 2020-107 by Drakeford Communities

**Location:** Approximately 1.3 acres located along the east side of Briar Creek Road, north of Carolyn Drive, and south of Central Avenue. (Council District 1 - Egleston)

**Current Zoning:** R-4 (single-family residential)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of the outstanding issue related to environment.

[2020\\_107\\_PHS\\_A\\_DONE](#)

[2020\\_107\\_RevSitePlan\\_2020\\_09\\_30](#)

### 36. Rezoning Petition: 2020-111 by MR3 Development, LLC

**Location:** Approximately 1.61 acres located north of Dixie River Road, just west of Shopton Road. (Outside City Limits; Closest to District 3 - Watlington)

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

**Proposed Zoning:** CC (commercial center)

**Staff Recommendation:**

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

[2020\\_111\\_PHS\\_A\\_DONE](#)

[2020\\_111\\_RevSitePlan\\_2020\\_10\\_12](#)

### 37. Rezoning Petition: 2020-121 by James Doyle - Chamberlain Townhomes, LLC

**Location:** Approximately 1.10 acres located along the east side of South Turner Avenue, the west side of Bacon Avenue and south of Rozzelles Ferry Road. (Council District 2 - Graham)

**Current Zoning:** I-1 and R-22 MF (general industrial and multi-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 and building design.

[2020\\_121\\_PHS\\_A\\_DONE](#)

[2020\\_121\\_RevSitePlan\\_2020\\_11\\_16](#)

### **38. Rezoning Petition: 2020-126 by Carolina Capital Real Estate Partners**

**Location:** Approximately 4.25 acres located along the east side of Yeoman Road, southwest of Verbena Street and west of Old Pineville Road. (Council District 3 - Watlington)

**Current Zoning:** I-2 (general industrial)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_126\\_PHS\\_A\\_DONE](#)

### **39. Rezoning Petition: 2020-129 by Providence Group Capital, LLC**

**Location:** Approximately 3.264 acres located south of the intersection of Dunavant Street and Tryon Street, northeast of Remount Road. (Council District 3 - Watlington)

**Current Zoning:** TOD-NC (transit-oriented development - neighborhood center)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_129\\_PHS\\_A\\_DONE](#)

### **40. Rezoning Petition: 2020-130 by US 21 Holding Company, LLC**

**Location:** Approximately 12.769 acres located along the west side of Statesville Road, along the north side of Lakeview Road, and east of Interstate 77. (Council District 2 - Graham)

**Current Zoning:** I-1 (light industrial)

**Proposed Zoning:** I-2 (general industrial)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_130\\_PHS\\_A\\_DONE](#)

### **41. Rezoning Petition: 2020-131 by John Nichols**

**Location:** Approximately 1.54 acres located along the south side of Central Avenue, the east side of Hawthorne Lane, and north of Independence Boulevard. (Council District 1 - Egleston)

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

**Proposed Zoning:** TOD-CC PED (transit-oriented development-community center, pedestrian overlay)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_131\\_PHS\\_A\\_DONE](#)

## 42. Rezoning Petition: 2020-132 by 1124 Galloway, LLC

**Location:** Approximately 8.04 acres located on the north side of Galloway Road, east of Interstate 85, west of Interstate 485. (Council District 4 -Johnson)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_132\\_PHS\\_A\\_DONE](#)

[2020-132\\_RevSitePlan\\_2020-11\\_16](#)

## 43. Rezoning Petition: 2020-136 by Scaffolding Solutions

**Location:** Approximately 8.95 acres located along the south side of W.T. Harris Boulevard, east of Old Statesville Road, and south of David Cox Road. (Council District 2 - Graham)

**Current Zoning:** I-1 (light industrial)

**Proposed Zoning:** I-2 (CD) (general industrial)

**Staff Recommendation:**

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

[2020\\_136\\_PHS\\_A\\_DONE](#)

[2020-136\\_RevSitePlan\\_2020\\_11\\_16](#)

## 44. Rezoning Petition: 2020-138 by Rosemary Burt

**Location:** Approximately 0.472 acres located along the south side of Rutgers Avenue, the east side of Ligustrum Street, and west of Sugar Creek Road. (Council District 1 - Egleston)

**Current Zoning:** R-4 (single-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 technical revisions related to environment.

[2020\\_138\\_PHS\\_A\\_DONE](#)

[2020-138\\_RevSitePlan\\_2020\\_11\\_16](#)

## 45. Rezoning Petition: 2020-139 by Red Cedar Capital Partners

**Location:** Approximately 12.89 acres located along the west side of Browne Road, east of Sweetbriar Ridge Drive, and north of Hucks Road. (ETJ; Closest to District 4 -Johnson)

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

**Proposed Zoning:** R-4 (single-family residential)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_139\\_PHSА DONE](#)

## 46. Rezoning Petition: 2020-140 by RJS Properties, Inc.

**Location:** Approximately 0.53 acres located in the southeast quadrant of the intersection of Zebulon Avenue and Rozzelles Ferry Road and west of Trade Street. (Council District 2 - Graham)

**Current Zoning:** I-2 (CD) (industrial, conditional)

**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 requested technical revisions related to site and building design.

[2020\\_140\\_PHSА DONE](#)

[2020\\_140\\_RevSitePlan\\_2020\\_11\\_16](#)

## 47. Rezoning Petition: 2020-149 by White Point Partners

**Location:** Approximately 1 acre located in the western quadrant of the intersection of Kingston Avenue and south Boulevard, east of Camden Road. (Council District 3 - Watlington)

**Current Zoning:** MUDD-O (mixed-use development, optional) and TOD-M (O) (transit-oriented development - mixed use, optional)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2020\\_149\\_PHSА DONE](#)

## ADJOURNMENT