

City of Charlotte

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



Zoning Agenda

Tuesday, March 2, 2021

**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: 2020-116 by Carolina Development Group NC, LLC

Update: Petitioner is requesting deferral of Zoning Committee recommendation to March 30, 2021

Location: Approximately 0.58 acres located along the east side of Pecan Avenue, north of Commonwealth Avenue, and south of Central Avenue. (Council District 1 - Egleston)

2. Rezoning Petition: 2020-118 by TWG Development

Update: Petitioner is requesting deferral of Zoning Committee recommendation to March 30, 2021

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)

3. 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)

Public Hearing Held: December 21, 2020 - Item #31

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

[2020 038 PostHSA DONE](#)

[2020 038 RevSitePlan 2020 12 31](#)

[2020 038 Consistency Statement DONE](#)

4. Rezoning Petition: 2020-068 by Levine Properties, Inc.

Location: Approximately 8.5 acres located along the east and west side of Hedgemore Road, south of Woodlawn Road, and west of Selwyn Avenue. (Council District 6 - Bokhari)

Current Zoning: O-1 (office) and MUDD (CD) (mixed-use development district, conditional)

Proposed Zoning: MUDD-O (mixed-use development district, optional) with 5-year vested rights.

Public Hearing Held: February 15, 2021 - Item #33

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2020 068 PostHSA DONE](#)

[2020 068 SiteplanRev 21 2 22](#)

[2020 068 consistency DONE](#)

5. Rezoning Petition: 2020-083 by The Keith Corporation

Location: Approximately 2.397 acres located along the northeast side of 5th Street, the southwest side of Park Drive, and north of Caswell Road. (Council District 1 - Egleston)

Current Zoning: O-2 (office) and R-43MF (multi-family residential)

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

Public Hearing Held: February 22, 2021 - Item #58

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_083_PostHSA_DONE](#)

[2020_083_RevSitePlan_2021_2_24](#)

[2020_083_Consistency_DONE](#)

6. Rezoning Petition: 2020-134 by Impact, LLC

Location: Approximately 26.59 acres located in the southeastern corner of the intersection of Rhyne Road and Mount Holly Road. (ETJ)

Current Zoning: CC, LWPA (commercial center, Lake Wylie Protected Area)

Proposed Zoning: CC SPA, LWPA (commercial center site plan amendment, Lake Wylie Protected Area)

Public Hearing Held: February 15, 2021 - Item #28

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

[2020_134_Post_SA_DONE](#)

[2020-134_RevSitePlan_2021_02_22](#)

[2020_134_consistency_DONE](#)

7. Rezoning Petition: 2020-153 by 9900 Mount Holly Road, LLC

Location: Approximately 13.04 acres located along the north side of Mount Holly Road, south of Stoneyridge Drive, and northwest of Sonoma Valley Drive. (Council District 2 - Graham)

Current Zoning: R-17 MF LWPA (multi-family residential, Lake Wylie Protected Area) and R-3 LWPA (single-family residential, Lake Wylie Protected Area)

Proposed Zoning: R-17 MF (CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

Public Hearing Held: February 15, 2021 - Item #29

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_153_PostHSA_DONE](#)

[2020_153_RevSitePlan_2020_2_24](#)

[2020_153_Consistency_Statement_DONE](#)

8. Rezoning Petition: 2020-156 by Eastgroup Properties

Location: Approximately 38.33 acres located along the east and west side of Pinecrest Drive, north of Shopton Road, and east of Interstate 485. (ETJ nearest Council District 3 - Watlington)

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

Proposed Zoning: I-1 (CD) AIR (light industrial, conditional, airport noise overlay)

Public Hearing Held: February 22, 2021 - Item #59

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

[2020_156_PostHSA_DONE](#)

[2020_156_RevSitePlan_2021_2_24](#)

[2020_156_Consistency_Statement](#)

9. Rezoning Petition: 2020-159 by Bainbridge Communities Acquisitions III, LLC

Location: Approximately 14.83 acres bound by the northern side of Mallard Creek Road, the northeast side of Ridge Road and the eastern side of Beard Road. (Council District 4 - Johnson)

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

Proposed Zoning: R-22MF (CD) (multi-family residential, conditional)

Public Hearing Held: February 22, 2021 - Item #60

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_159_PostHSA_DONE](#)

[2020-159_RevSitePlan_2021_02_11](#)

[2020_159_Consistency_DONE](#)

10. Rezoning Petition: 2020-161 by KM JDH Beatties Ford, LLC

Location: Approximately 0.377 acres located on the south side of Mt Holly-Huntersville Road, east of Fox Thorne Drive and west of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: B-1 (CD) (neighborhood business, conditional)

Proposed Zoning: B-2 (CD) (general business, conditional)

Public Hearing Held: February 22, 2021 - Item #61

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_161_PostHSA_DONE](#)

[2020-161_RevSitePlan_2021_02_24](#)

[2020_161_Consistency_DONE](#)

11. Rezoning Petition: 2020-162 by Mt. Island Promenade, LLC

Location: Approximately 6.11 acres located along the northwest side of Smith Farm Road, the southeast side of Corning Place, and south of Riverbend Village Drive. (Council District 2 - Graham)

Current Zoning: NS LWPA (neighborhood services, Lake Wylie Protected Area)

Proposed Zoning: NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie Protected Area)

Public Hearing Held: February 22, 2021 - Item #62

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_162_PostHSA_DONE](#)

[2020-162_RevSitePlan_2021_02_24](#)

[2020_162_Consistency_DONE](#)

12. Rezoning Petition: 2020-165 by Taylor Davis

Location: Approximately 6.99 acres located along the south side of Mt. Holly - Huntersville Road, the east side of Beatties Ford Road, and north of Interstate 485. (Council District 2 - Graham)

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

Proposed Zoning: R-8MF (CD) SPA (multi-family residential, conditional site plan amendment) with 5-year vested rights.

Public Hearing Held: February 22, 2021 - Item #63

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_165_PostHSA_DONE](#)

[2020-165_RevSitePlan_2021_02_24](#)

[2020_165_Consistency_DONE](#)

13. Rezoning Petition: 2020-167 by Hopper Communities

Location: Approximately 3.08 acres located on the west side of Bancroft Street, north of 24th Street, and east of Graham Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial) and R-5 (single-family residential)

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

Public Hearing Held: February 22, 2021 - Item #64

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_167_PostHearingSA_DONE](#)

[2020-167_RevSitePlan_2021_02_24](#)

[2020_167_Consistency_DONE](#)

14. Rezoning Petition: 2020-170 by Sree Properties

Location: Approximately .26 acres with frontages on Downs Avenue and Shamrock Drive, east of Newell Avenue. (Council District 1 - Egleston)

Current Zoning: R-5 (residential)

Proposed Zoning: R-8 (residential)

Public Hearing Held: February 22, 2021 - Item #65

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_170_PostHSA_DONE](#)

[2020_170_Consistency_DONE](#)

15. Rezoning Petition: 2020-174 by MOD CLT, LLC

Location: Approximately 0.44 acre at the southeastern corner of the intersection of Norwood Drive and Parkway Avenue. (Council District 2 - Graham)

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

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

Public Hearing Held: February 22, 2021 - Item #66

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_174_PostHSA_DONE](#)

[2020_174_consistency_DONE](#)

16. Rezoning Petition: 2020-175 by Lincoln Harris, LLC

Location: Approximately 2.34 acres bounded by the northeast side of 5th Street, southeast of North Tryon Street, southwest of East 6th Street, and northwest of North College Street. (Council District 2 - Graham)

Current Zoning: UMUD (uptown mixed-use district)

Proposed Zoning: UMUD-O (uptown mixed-use district, optional)

Public Hearing Held: February 15, 2021 - Item #32

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

Staff Recommendation:

Staff recommends APPROVAL of the petition upon resolution of technical revisions to site and building design.

[2020 175 PostHSA DONE](#)

[2020 175 RevSitePlan 2021 2 22](#)

[2020 175 Consistency DONE](#)

17. Rezoning Petition: 2020-178 by Teresa M. Orsini

Location: Approximately 0.7 acre located SW of the intersection of Belmont Avenue and Seigle Avenue in the Belmont neighborhood. (Council District 1 - Egleston)

Current Zoning: MUDD-O/I-2 (mixed-use development, optional & industrial)

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

Public Hearing Held: February 22, 2021 - Item #67

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2020 178 PostHSA DONE](#)

[2020 178 RevSitePlan 2021 02 24](#)

[2020 178 Consistency DONE](#)

18. Rezoning Petition: 2020-180 by NRP Properties, LLC

Location: Approximately 9.931 acres located on the east side of Sugar Creek Road, south of Rolling Hill Drive, and north Tryon Street. (Council District 4 - Johnson)

Current Zoning: R-12MF (multi-family residential) and R-4 (single-family residential)

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

Public Hearing Held: February 15, 2021 - Item #31

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2020 180 PostHearingSA DONE](#)

[2020-180 RevSitePlan 2021 02 22](#)

[2020 180 Consistency DONE](#)