

City of Charlotte

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



Zoning Agenda

Tuesday, March 30, 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 to May 4, 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: 1989-080 by Bruce and Shirley White

Innovative Request for Zoning [Petition No. 1989-080](#): Bruce and Shirley White are requesting approval of innovative provisions for the R-20MF Selwyn Farms Subdivision associated with petition 1989-080. The site is located at the intersection of March Road and Selwyn Farms Lane.

The following items are the requested innovative provision:

1. Reduction of the required rear yard from 25 feet to 17 feet (8-foot reduction).

Current Zoning: R-20MF (multi-family residential)

Staff Resource: [Solomon Fortune](#)

Attachments:

Site Plan

[1989-080 innovative request-3-16-2021](#)

3. Rezoning Petition: 2020-103 by Fielding homes/DRB Group

Location: Approximately 5.92 acres located along the east side Providence Road and along the north side of Alexander Road. (Council District 7-Driggs)

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

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

Public Hearing Held: March 15, 2021 - Item #22

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_103_PostHSA_DONE](#)

[2020_103_SitePlanRev_21_3_22](#)

[2020_103_consistency_DONE](#)

4. 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 (CD) (multi-family residential, conditional)

Public Hearing Held: February 15, 2021 - Item #27

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of a requested technical revision.

[2020_118_PHSa_DONE](#)

[2020_118_RevSitePlan_2021_03_17](#)

[2020_118_Consistency_DONE](#)

5. Rezoning Petition: 2020-141 by Flagship Healthcare Properties, LLC

Location: Approximately 1.55 acres located along the southeast side of Colonial Avenue, along the west side of Vail Avenue, and the northeast side of Randolph Road. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

Proposed Zoning: MUDD (CD) (mixed-use development, conditional)

Public Hearing Held: March 15, 2021 - Item #27

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

Staff Recommendation:

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

[2020 141 PostHSA DONE](#)

[2020 141 RevSitePlan 2021 03 22](#)

[2020 141 Consistency DONE](#)

6. Rezoning Petition: 2020-150 by Evolve Acquisition, LLC

Location: Approximately 20.267 acres located along the south side of Alexandria Road, north of Interstate 485, and west of Highway 77. (ETJ; Closest to District 2 - Graham)

Current Zoning: R-3 (single-family residential and BP (business park)

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

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

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 150 PostHSA DONE](#)

[2020 150 RevSitePlan 2021 03 22](#)

[2020 150 Consistency DONE](#)

7. 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_2021-03_08](#)

[2020_159_Consistency_DONE](#)

8. Rezoning Petition: 2020-168 by The Building Agency, LLC

Location: Approximately 1.572 acres located off Arnold Drive, east of Eastway Drive and west of Kilborne Park in the Markham Village neighborhood. (Council District 1 - Egleston)

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

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

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

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2020_168_PostHSA_DONE](#)

[2020_168_RevSitePlan_2021_03_21](#)

[2020_168_Consistency_DONE](#)

9. Rezoning Petition: 2020-172 by Alex Ransenberg

Location: Approximately .312 acre located at the eastern intersection of Wesley Avenue and Whiting Avenue in the NoDa community. (Council District 1 - Egleston)

Current Zoning: R-5 (residential)

Proposed Zoning: UR-1 (CD) (urban residential, conditional)

Public Hearing Held: February 15, 2021 - Item #30

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2020_172_PostHSA_DONE](#)

[2020_172_RevSitePlan_2021_03_22](#)

[2020_172_Consistency_DONE](#)

10. Rezoning Petition: 2020-179 by Agent 89 Properties, LLC

Location: Approximately .74 acre located at 4100 Robinwood Drive located in the Eastland/Wilora Lake community. (Council District 5 - Newton)

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

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

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

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_179_PostHSA_DONE](#)

[2020_179_Consistency_DONE](#)

11. Rezoning Petition: 2020-184 by Pinky's, LLC

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_184_PostHSA_DONE](#)

[2020_184_RevSitePlan_2021_03_18](#)

[2020_184_Consistency_DONE](#)

12. Rezoning Petition: 2020-185 by Providence Group Capital, LLC

Location: Approximately 0.808 acre located along the west side of Distribution Street, east of South Tryon Street, and south of Dunavant Street. (Council District 3 - Watlington)

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

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

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 185 PostHSA DONE](#)

[2020 185 Consistency DONE](#)

13. Rezoning Petition: 2020-187 by Sam's Mart

Location: Approximately 1.098 acres located along the south side of Central Avenue, on the west side of North Sharon Amity Road, and north of Spanish Quarter Circle. (Council District 5 - Newton)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: B-2 (general business)

Public Hearing Held: March 15, 2021 - Item #34

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 187 PostHSA DONE](#)

[2020 187 Consistency DONE](#)

14. Rezoning Petition: 2020-188 by Shaun Gasparini, True Homes, LLC

Location: Approximately 11.49 acres located near 13230 Plaza Road, near the Mecklenburg/Cabarrus County line.

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

Proposed Zoning: R-8 MF (multi-family residential)

Public Hearing Held: March 15, 2021 - Item #35

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 188 PostHSA DONE](#)

[2020 188 Consistency DONE](#)

15. Rezoning Petition: 2020-189 by 5110 Gable Road, LLC

Location: Approximately 2.66 acres located east of Gable Road and south of Shopton Road. (ETJ; Closest to District 3 - Watlington)

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

Proposed Zoning: I-2 (general industrial)

Public Hearing Held: March 15, 2021 - Item #36

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020 189 PostHSA DONE](#)

[2020 189 consistency DONE](#)

16. Rezoning Petition: 2020-190 by Northwood Ravin

Location: Approximately 1.3 acres located along the west side of South Kings Drive, east of Kenilworth Avenue, and south of Charlottetowne Avenue. (Council District 1 - Egleston)

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

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

Public Hearing Held: March 15, 2021 - Item #23

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_190_PostHSA_DONE](#)

[2020_190_RevSitePlan_2021_03_22](#)

[2020_190_Consistency_DONE](#)

17. Rezoning Petition: 2020-191 by Central Avenue Karyae, LLC

Location: Approximately 0.075 acre located on the south side of Central Avenue, east of Pecan Avenue and west of Thomas Avenue. (Council District 1 - Egleston)

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

Proposed Zoning: B-2 PED (O) (general business, pedestrian overlay-optional)

Public Hearing Held: March 15, 2021 - Item #37

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_191_PostHSA_DONE](#)

[2020_191_RevSitePlan_2021_03_24](#)

[2020_191_Consistency_DONE](#)

18. Rezoning Petition: 2020-193 by Premier Athletic Management, LLC

Location: Approximately 10.50 acres locates along the east side of Browne Road, south of Interstate 485, and west of Benfield Road. (Council District 4 - Johnson)

Current Zoning: INST (CD) (institutional, conditional)

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

Public Hearing Held: March 15, 2021 - Item #38

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_193_PostHSA_DONE](#)

[2020_193_RevSitePlan_2021_03_22](#)

[2020_193_Consistency_DONE](#)

19. Rezoning Petition: 2020-195 by Smith Southeast Development, Inc.

Location: Approximately 2.9 acres located along the south side of Rea Road, east of Colony Road, and west of Stourton Lane. (Council District 7 - Driggs)

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

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

Public Hearing Held: March 15, 2021 - Item #24

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to Urban Forestry.

[2020_195_PostHSA_DONE](#)

[2020_195_SitePlanRec_21_3_24](#)

[2020_195_consistency_DONE](#)

20. Rezoning Petition: 2020-200 by Elmington Capital Group

Location: Approximately 8.862 acres located on the south side of West Boulevard, the west side of Beech Nut Road, and east of Clanton Road. (Council District 3 - Watlington)

Current Zoning: R-22 MF (multi-family residential)

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

Public Hearing Held: March 15, 2021 - Item #26

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

Staff Recommendation:

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

[2020 200 PostHSA DONE](#)

[2020 200 RevSitePlan 2021 03 22](#)

[2020 200 Consistency DONE](#)

21. Rezoning Petition: 2021-002 by City of Charlotte, Aviation Department

Location: Approximately 4.98 acres located south of Byrum Drive, east of I-485, and west of Yorkmont Road. (Council District 3 - Watlington)

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

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

Public Hearing Held: March 15, 2021 - Item #39

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 002 PostHSA DONE](#)

[2021 002 Consistency DONE](#)

22. Rezoning Petition: 2021-005 by City of Charlotte, Aviation Department

Location: Approximately 108.67 acres located on the south side of Wilkinson Boulevard, east of Interstate 485, and west of Billy Graham Parkway. (Council District 3 - Watlington)

Current Zoning: R-4 LLWPA AIR (single-family residential, Lower Lake Wylie protected area, airport noise overlay), I-1 (CD) LLWPA AIR (light industrial, Lower Lake Wylie Protected area, airport noise overlay), and I-1 (LLWPA AIR (light industrial, Lower Lake Wylie protected area, airport noise overlay)

Proposed Zoning: I-2 LLWPA AIR (general industrial, Lower Lake Wylie protected area, airport noise overlay)

Public Hearing Held: March 15, 2021 - Item #40

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 005 PostHSA DONE](#)

[2021 005 Consistency DONE](#)

23. Rezoning Petition: 2021-032 by E-Fix Development Co., LLC

Location: Approximately 0.298 acres located along the south side of LaSalle Street, on the east side of Taylor Avenue, and west of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: O-2 PED (office district, pedestrian overlay)

Proposed Zoning: B-1 PED-O (neighborhood business, pedestrian overlay - optional)

Public Hearing Held: March 15, 2021 - Item #41

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2021 032 PostHSA DONE](#)

[2021 032 RevSitePlan 2021 03 22](#)

[2021 032 Consistency DONE](#)