

City of Charlotte

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



Zoning Agenda

Tuesday, May 4, 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: 2021-019 by Fifth Third Bank

Update: Petitioner is requesting deferral of Zoning Committee recommendation to August 3, 2021

Location: Approximately 0.976 acre located on the north side of Woodlawn Road, east of Tryon Street, and west of South boulevard. (Council District 3 - Watlington)

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

Proposed Zoning: TOD-TR (transit-oriented development-transitional)

2. Rezoning Petition: 2020-122 by MVP Equities Corporation

Location: Approximately 50.03 acres located along the north side of Hucks Road, along the east side of Arthur Davis Road, and south of Interstate 485. (ETJ - Closest to District 4 - Johnson)

Current Zoning: MX-3 (mixed use)

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

Public Hearing Held: April 19, 2021 - Item #29

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition

[2020_122_PostHSA_DONE](#)

[2020_122_RevSitePlan_2021_03_17](#)

[2020_122_Consistency_DONE](#)

3. Rezoning Petition: 2020-173 by FC Odell School, LLC

Location: Approximately 9.3 acres located south of Carolina Lily Lane, west of Mallard Creek Road, and east of Beard Road. (ETJ; Closest to Council District 4 - Johnson)

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

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

Public Hearing Held: April 19, 2021 - Item #32

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_173_PostHSA_DONE](#)

[2020_173_RevSitePlan_2021_03_15](#)

[2020_173_Consistency_DONE](#)

4. Rezoning Petition: 2020-182 by Circle G, LLC

Location: Approximately 0.18 acre located along the northeast side of East 5th Street, southwest of Park Drive, and east of Charlottetowne Avenue. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

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

Public Hearing Held: April 19, 2021 - Item #33

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

Staff Recommendation:

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

[2020_182_PostHSA_DONE](#)

[2020_182_RevSitePlan_2021_04_23](#)

[2020_182_Consistency_DONE](#)

5. Rezoning Petition: 2020-194 by Toomey Avenue, LLC

Location: Approximately 8.8 acres located along the north side of West Tremont Avenue, east of Toomey Avenue, and west of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial) and R-5 (single-family residential)

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

Public Hearing Held: April 19, 2021 - Item #34

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_194_PostHSA_DONE](#)

[2020_194_RevSitePlan_2021_04_23](#)

[2020_194_Consistency_DONE](#)

6. Rezoning Petition: 2021-001 by BIRDCO, Inc.

Location: Approximately 0.24 acre bound by Shamrock Drive and Downs Avenue, east of The Plaza, and west of Eastway Drive. (Council District 1 - Egleston)

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

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

Public Hearing Held: April 19, 2021 - Item #35

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_001_PostHSA_DONE](#)

[2021_001_Consistency_DONE](#)

7. Rezoning Petition: 2021-003 by Hopeway Foundation

Location: Approximately 19.78 acres located on the north side of Sharon Road West, east of South Boulevard, and west of Park Road. (Council District 6 - Bokhari)

Current Zoning: R-17 MF (multi-family residential)

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

Public Hearing Held: April 19, 2021 - Item #36

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2021 003 PostHSA DONE](#)

[2021 003 SitePlanRev 21 4 22](#)

[2021 003 Consistency DONE](#)

8. Rezoning Petition: 2021-011 by Movement Resources

Location: Approximately 4.14 acres located at the eastern intersection of Central Avenue and Sharon Amity Road, west of the former Eastland Mall site. (Council District 5-Newton)

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

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

Public Hearing Held: April 19, 2021 - Item #37

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 011 PostHSA DONE](#)

[2021 011 RevSitePlan 2021 03 18](#)

[2021 011 Consistency DONE](#)

9. Rezoning Petition: 2021-012 by Hopper Communities

Location: Approximately 4.57 acres located on the west side fo Wilora Lake Road, east of Central Avenue, and north of Albemarle Road. (Council District 5 - Newton)

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

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

Public Hearing Held: April 19, 2021 - Item #38

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2021 012 PostHSA DONE](#)

[2021 012 RevSitePlan 2021 04 29](#)

[2021 012 Consistency DONE](#)

10. Rezoning Petition: 2021-016 by Urban Trends Real Estate, Inc.

Location: Approximately 7.02 acres located south of Interstate 85, west of Beatties Ford Road, and north of Brookshire Freeway. (Council District 2 - Graham)

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

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

Public Hearing Held: April 19, 2021 - Item #39

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 016 PostHSA DONE](#)

[2021 016 RevSitePlan 2021 04 22](#)

[2021 016 Consistency DONE](#)

11. Rezoning Petition: 2021-017 by Charlotte-Mecklenburg Housing Partnership

Location: Approximately 4.48 acres located on the west side of Yuma Street, east of West Sugar Creek Road, and south of Interstate 85. (Council District 4 - Johnson)

Current Zoning: MUDD-O (mixed-use development, optional) and UR-2 (CD) (urban residential, conditional)

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

Public Hearing Held: April 19, 2021 - Item #31

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2021 017 PostHSA DONE](#)

[2021 017 RevSitePlan 2021 04 22](#)

[2021 017 Consistency DONE](#)

12. Rezoning Petition: 2021-018 by Poplar Development Partners

Location: Approximately 10.81 acres located in the western quadrant of the intersection of North Poplar Street and West 28th Street, south of Atando Avenue. (Council District 1 - Egleston)

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

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

Public Hearing Held: April 19, 2021 - Item #40

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2021 018 PostHSA DONE](#)

[2021 018 RevSitePlan 2021 04 22](#)

[2021 018 Consistency DONE](#)

13. Rezoning Petition: 2021-023 by Carolina Properties

Location: Approximately 4.81 acres at the intersection of Marvin Road and Old Ardrey Kell Road, on the eastern side of Johnston Road. (Council District 7 - Driggs)

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

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

Public Hearing Held: April 19, 2021 - Item #42

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2021 023 PostHSA DONE](#)

[2021 023 SitePlanRev 21 4 22](#)

[2021 023 Consistency DONE](#)

14. Rezoning Petition: 2021-024 by Carlevatti Holdings, LLC

Location: Approximately 0.616 acre located on the west side of the intersection of Old Plank Road and Chapman Street, south of Interstate 485. (Council District 2 - Graham)

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

Proposed Zoning: R-4 LWPA (single-family residential, Lake Wylie Protected Area)

Public Hearing Held: April 19, 2021 - Item #43

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 024 PostHSA DONE](#)

[2021 024 Consistency DONE](#)

15. Rezoning Petition: 2021-026 by Hendrick Automotive Group

Location: Approximately 15.2 acres bound by the east side of Old Statesville Road, the south side of Eastfield Road, and north of Interstate 485. (ETJ-BOCC: 1-Powell nearest CC: 2 - Graham)

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

Proposed Zoning: I-1 (CD) (light industrial, conditional)

Public Hearing Held: April 19, 2021 - Item #44

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issue related to transportation.

[2021 026 PostHSA DONE](#)

[2021 026 RevSitePlan 2021 04 22](#)

[2021 026 Consistency DONE](#)

16. Rezoning Petition: 2021-029 by Derek Rothaupt

Location: Approximately 6.33 acres located on the west side of Rozzelles Ferry Road, north of Hart Road, and southwest of Brookshire Boulevard. (Council District 2 - Graham)

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

Proposed Zoning: I-2 LWPA (general industrial, Lake Wylie Protected Area)

Public Hearing Held: April 19, 2021 - Item #45

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 029 PostHSA DONE](#)

[2021 029 Consistency DONE](#)