

# 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 of 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](#)