

City of Charlotte

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



Zoning Agenda

Tuesday, July 6, 2021

**Charlotte-Mecklenburg Government Center - Virtual
Meeting**

Zoning Committee Work Session

Keba Samuel - Chairperson

Andrew Blumenthal

Astrid Chirinos

John Ham

Courtney Rhodes

Sam Spencer

Douglas Welton

Zoning Committee Work Session

Zoning Items

1. Rezoning Petition: 2020-160 by Aldersgate United Methodist Retirement Community

Location: Approximately 70.014 acres located along Shamrock Drive within the greater Aldersgate Retirement Community. (Council District 1 - Egleston)

Current Zoning: R-17 MF; INST; INST (CD) (multi-family residential; institutional; institutional, conditional)

Proposed Zoning: UR-2 (CD); MUDD (O) (urban residential, conditional; mixed-use development, optional) with 5-year vested rights

Public Hearing Held: June 21, 2021 - Item #21

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions to transportation.

[2020_160_PostHSA_DONE](#)

[2020_160_RevSitePlan_2021_06_24](#)

[2020_160_Consistency_DONE](#)

2. Rezoning Petition: 2021-004 by 1511 Central, LLC

Location: Approximately .905 acre located at the NE intersection of Central Avenue and Pecan Avenue in the Plaza-Midwood community. (Council District 1 - Egleston)

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

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

Public Hearing Held: June 21, 2021 - Item #23

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_004_PostHSA_DONE](#)

[2021_004_RevSitePlan_2021_06_24](#)

[2021_004_Consistency_DONE](#)

3. Rezoning Petition: 2021-008 by The Morgan Companies

Location: Approximately 4.41 acres located along the west side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and east of Carmel Road. (Council District 7 - Driggs)

Current Zoning: O-1 (office)

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

Public Hearing Held: June 21, 2021 - Item #24

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2021 008 PostHSA DONE](#)

[2021 008 RevsitePlan 2021 6 25](#)

[2021 008 Consistency DONE](#)

4. Rezoning Petition: 2021-021 by Portman Residential

Location: Approximately 27.65 acres located on the north side of State Street, southwest of Rozzelles Ferry Road, and east of Tuckaseegee Road. (Council District 2 - Graham)

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

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

Public Hearing Held: June 21, 2021 - Item #25

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

[2021 021 PostHSA DONE](#)

[2021 021 RevSitePlan 05 17 2021](#)

[2021 021 Consistency Statement DONE](#)

5. Rezoning Petition: 2021-025 by NVR, Inc.

Location: Approximately 13.05 acres located along the north and south sides of Wallace Lane and east of the East Independence Expressway. (Council District 5 - Newton)

Current Zoning: UR-2 (CD) (urban residential, conditional) & R-4 (single-family residential)

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

Public Hearing Held: June 21, 2021 - Item #26

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 025 PostHSA DONE](#)

[2021 025 RevSitePlan 2021 5 11](#)

[2021 025 Consistency DONE](#)

6. Rezoning Petition: 2021-027 by Evergreen Living

Location: Approximately 18.97 acres bound by the north side of Interstate 485, south side of Mt. Holly-Huntersville Road, and east side of Oakdale Road. (ETJ-BOCC: 1-Powell, nearest CC: 2-Graham)

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

Proposed Zoning: R-8 MF (CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

Public Hearing Held: June 21, 2021 - Item #27

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 027 PostHSA DONE](#)

[2021 027 RevSitePlan 2021 06 24](#)

[2021-027 Consistency DONE](#)

7. Rezoning Petition: 2021-034 by JCAN Properties, LLC

Location: Approximately .29 acre located at 2020 Parson Street in the Villa Heights neighborhood.
(Council District 1 - Egleston)

Current Zoning: R-5 (single-family residential)
Proposed Zoning: R-8 (single-family residential)

Public Hearing Held: June 21, 2021 - Item #28

Staff Resource: [Will Linville](#)

Staff Recommendation:
Staff recommends APPROVAL of this petition.

[2021 034 PostHSA DONE](#)

[2021 034 Consistency DONE](#)

8. Rezoning Petition: 2021-035 by Argosy Real Estate Partners IV, LLC

Location: Approximately 3.99 acres located on the west side of Westpark Drive, east of Highway 77, south of Tyvola Road and west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial) and I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed-use development district, optional)

Public Hearing Held: June 21, 2021 - Item #29

Staff Resource: [John Kinley](#)

Staff Recommendation:
Staff recommends APPROVAL of this petition.

[2021 035 PostHSA DONE](#)

[2021 035 siteplan 21 6 25](#)

[2021 035 Consistency DONE](#)

9. Rezoning Petition: 2021-037 by Providence Group Capital, LLC

Location: Approximately 0.76 acre located along the east side of South Tryon Street, north of Remount Road, and west of South Boulevard. (Council District 3 - Watlington)

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

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

Public Hearing Held: June 21, 2021 - Item #30

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 037 PostHSA DONE](#)

[2021 037 Consistency DONE](#)

10. Rezoning Petition: 2021-038 by White Point Partners, LLC

Location: Approximately 2 acres located at the southern intersection of Charles Avenue and Brevard Street. (Council District 1 - Egleston)

Current Zoning: TOD-M (CD) (transit-oriented development, mixed, conditional)

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

Public Hearing Held: June 21, 2021 - Item #31

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 038 PostHSA DONE](#)

[2021 038 SitePlanRev 2021 06 24](#)

[2021 038 Consistency DONE](#)

11. Rezoning Petition: 2021-039 by Crescent Communities, LLC

Location: Approximately 21.5 acres located along the east and west side of Senator Royall Drive, south of West Mallard Creek Church Road, and west of Interstate 85. (Council District 4 - Johnson)

Current Zoning: RE-1 (research)

Proposed Zoning: RE-3 (O) (research, optional)

Public Hearing Held: June 21, 2021 - Item #32

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_039_PostHSA_DONE](#)

[2021_039_RevSitePlan_2021_06_24](#)

[2021-039_Consistency_DONE](#)

12. Rezoning Petition: 2021-040 by Mattamy Homes

Location: Approximately 41.50 acres located along the northern portion of Rocky River Road between John Russell Road and Back Creek Church Road. (ETJ-BOCC: 3-Dunlap, nearest CC: 4 - Johnson)

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

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

Public Hearing Held: June 21, 2021 - Item #22

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of one requested technical revision related to transportation.

[2021_040_PostHSA_DONE](#)

[2021_040_SitePlanRev_2021_06_24](#)

[2021_040_Consistency_DONE](#)

13. Rezoning Petition: 2021-041 by Pareshkumar Patel

Location: Approximately 1.95 acres located along the west side of Ronald Street, northeast of Old Plank Road, and west of Oakdale Road. (Council District 2 - Graham)

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

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

Public Hearing Held: June 21, 2021 - Item #33

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 041 PostHSA DONE](#)

[2021-041 Consistency DONE](#)

14. Rezoning Petition: 2021-042 by Sirius Lane Partners, LLC

Location: Approximately 10.73 acres on the north side of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive. (Outside City Limits - BOCC - Leake; Nearest District 3 - Watlington)

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

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

Public Hearing Held: June 21, 2021 - Item #34

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 042 PostHSA DONE](#)

[2021 042 RevSitePlan 06 23 2021](#)

[2021 042 Consistency DONE](#)

15. Rezoning Petition: 2021-043 by Robert Allen

Location: Approximately 1.21 acres located on the north side of Fairview Road, east of Park Road, and west of Barclay Downs Drive. (Council District 6 - Bokhari)

Current Zoning: UR-C (CD) (urban residential-commercial, conditional)

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

Public Hearing Held: June 21, 2021 - Item #35

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 043 PostHSA DONE](#)

[2021 43 Consistency DONE](#)

16. Rezoning Petition: 2021-045 by Madison Capital Group, LLC

Location: Approximately 19 acres located on the east side of Mallard Creek Road, northeast of Ridge Road, and west of Highway 85. (ETJ-BOCC: 3-Dunlap, nearest CC: 4-Johnson)

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

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

Public Hearing Held: June 21, 2021 - Item #36

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_045_PostHSA_DONE](#)

[2021-045_RevSitePlan_2021_06_23](#)

[2021_045_Consistency_DONE](#)

17. Rezoning Petition: 2021-046 by Alenky Family Foundation

Location: Approximately 0.26 acre located along the south side of Rutgers Avenue, west of West Sugar Creek Road, and north of North Tryon Street. (Council District 1 - Egleston)

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

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

Public Hearing Held: June 21, 2021 - Item #37

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_046_PHSa_DONE](#)

[2021_046_RevSitePlan_2021_06_24](#)

[2021_046_Consistency_DONE](#)

18. Rezoning Petition: 2021-047 by Carolyn Associates Owner, LLC

Location: Approximately 27.410 acres located off Carolyn Lane and Joe Whitener Road with frontage and access to University City Boulevard. (Council District 4 - Johnson)

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

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

Public Hearing Held: June 21, 2021 - Item #38

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 047 PostHSA DONE](#)

[2021 047 SitePlanRev 2021 06 24](#)

[2021 047 Consistency DONE](#)

19. Rezoning Petition: 2021-088 by The Charlotte-Mecklenburg Hospital Authority

Location: Approximately 3.37 acres located on the northwest intersection of South Kings Drive and Medical Center Drive, east of Blythe Boulevard. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: O-3 (office)

Public Hearing Held: June 21, 2021 - Item #39

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 088 PostHSA DONE](#)

[2021 088 Consistency DONE](#)