

City of Charlotte

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



Zoning Agenda

Tuesday, August 3, 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. Update on Charlotte Future 2040 Comprehensive Plan and Rezoning

2. Rezoning Petition: 2021-019 by Fifth Third Bank

Update: *Petitioner is requesting deferral of Zoning Committee recommendation to October 5, 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)

3. Rezoning Petition: 2021-022 by OMS Dilworth, LLC

Location: Approximately 1.14 acres located in the western quadrant of the intersection of Cleveland Avenue and Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

Current Zoning: TOD-M(O) (transit-oriented development - mixed use, optional)

Proposed Zoning: TOD-NC (CD) (transit-oriented development - neighborhood center, conditional)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 022 PostHSA DONE](#)

[2021 022 Parking ConditionsRevised 2021 07 02](#)

[2021 022 Consistency DONE](#)

4. **Rezoning Petition: 2021-036 by Optimistic Venture Group, LLC**

Location: Approximately 0.30 acre located on the south side of Hoskins Road and west side of Gossett Avenue. (Council District 2- Graham)

Current Zoning: R-6 MF (CD) (multi-family residential, conditional)

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

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 036 PostHSA DONE](#)

[2021 036 RevSitePlan 07 22 2021](#)

[2021 036 Consistency DONE](#)

5. **Rezoning Petition: 2021-044 by Tribek Properties**

Location: Approximately 2.07 acres bound by the east side of South Kings Drive, north side of East 3rd Street, and south side of 3rd-4th Connector Street. (Council District 1 - Egleston)

Current Zoning: B-2 (General Business), MUDD (CD) (mixed-use development, conditional)

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

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

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of technical revision related to land use.

[2021 044 PostHSA DONE](#)

[2021 044 RevSitePlan 2021 07 22](#)

[2021 044 Consistency DONE](#)

6. Rezoning Petition: 2021-048 by The Drakeford Company

Location: Approximately 0.65 acre located on Beatties Ford Road between French Street and Brookshire Freeway. (Council District 2 - Graham)

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay)

Proposed Zoning: NS PED (neighborhood services, pedestrian overlay)

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2021 048 PostHSA DONE](#)

[2021 048 RevSitePlan 07 22 2021](#)

[2021 048 Consistency DONE](#)

7. Rezoning Petition: 2021-049 by TE Wash Holdings, LLC and ROC Wash Holdings, LLC

Location: Approximately 1.25 acres located at the NW intersection of Albemarle Road and Beaver Farms Road in east Charlotte. (ETJ-BOCC: 4-Jerrell, nearest CC: 5-Newton)

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

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

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

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2021 049 PostHSA DONE](#)

[2021 049 RevSitePlan 2021 07 27](#)

[2021 049 Consistency DONE](#)

8. Rezoning Petition: 2021-052 by Woodlawn Community Fellowship, Inc.

Location: Approximately 1.74 acres located on the south side of the intersection of Selwyn Avenue and E. Woodlawn Road, east of Park Road. (Council District 6 - Bokhari)

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

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

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

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2021_052_PostHSA_DONE](#)

[2021_052_siteplan_21_7_29](#)

[2021_052_Consistency_DONE](#)

9. Rezoning Petition: 2021-053 by Catalyst Capital Partners, LLC

Location: Approximately 7.06 acres located on the east side of University Executive Park drive, south of W.T. Harris Boulevard, and east of North Tryon Street. (Council District 4 - Johnson)

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

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

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

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_053_PostHSA_DONE](#)

[2021_053_Consistency_DONE](#)

10. Rezoning Petition: 2021-054 by Space Craft, LLC

Location: Approximately .75 acre located near the SW terminus of N. Brevard Street at Parkwood Avenue with frontage along Blue Line. (Council District 1 - Egleston)

Current Zoning: TOD-M (O) (transit-oriented development-mixed, optional)

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

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

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_054_PostHSA_DONE](#)

[2021_054_Consistency_DONE](#)

11. Rezoning Petition: 2021-057 by Providence Group Capital, LLC

Location: Approximately 1.13 acres located at the southern intersection of South Tryon Street, Rampart Street, and Dunavant Street, west of South Boulevard. (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: July 19, 2021 - Item #41

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_057_PostHSA_DONE](#)

[2021_057_Consistency_DONE](#)

12. Rezoning Petition: 2021-058 by 501 Briar Creek, LLC

Location: Approximately 0.26 acre located on the west side of Briar Creek Road, northeast of Monroe Road, and west of Independence Boulevard. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

Proposed Zoning: B-2 (general business)

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

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_058_PostHSA_DONE](#)

[2021_058_Consistency_DONE](#)

13. Rezoning Petition: 2021-062 by Childress Klein Properties and Dominion Realty Partners

Location: Approximately 24.4 acres located southeast of W. Tyvola Road and northeast of Billy Graham Parkway, west of Interstate 77. (Council District 3 - Watlington)

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

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

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

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff does not recommend approval of this petition.

[2021 062 PostHSA DONE](#)

[2021 062 RevSitePlan 2021 7 22](#)

[2021 062 Consistency DONE](#)

14. Rezoning Petition: 2021-063 by Prologis, L.P.

Location: Approximately 105 acres located between Shopton Road and Beam Road. (Council District 3 - Watlington)

Current Zoning: B-D (CD) AIR (distributive business, conditional, airport noise overlay)

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

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2021 063 PostHSA DONE](#)

[2021 063 RevSitePlan 07 20 2021](#)

[2021 063 Consistency DONE](#)

15. Rezoning Petition: 2021-065 b Anthony DeRosa

Location: Approximately 13 acres located west of Quay Road, east of Mallard Creek Road, and north of Ridge Road. (ETJ-BOCC: 3-Dunlap, nearest CC: 4-Johnson)

Current Zoning: CC (commercial center) and R-3 (single-family residential)

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

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

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_065_PostHSA_DONE](#)

[2021_065_Consistency_DONE](#)

16. Rezoning Petition: 2021-066 by TE Wash Holdings, LLC and ROC Wash Holdings, LLC

Location: Approximately 1.74 acres located on the west side of West W.T. Harris Boulevard, south of Mt. Holly-Huntersville Road, and west of Interstate 77. (Council District 2 - Graham)

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

Proposed Zoning: B-2 (CD) SPA (general business, conditional, site plan amendment)

Public Hearing Held: July 19, 2021 - Item #46

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_066_PostHSA_DONE](#)

[2021_066_RevSitePlan_2021_07_22](#)

[2021_066_Consistency_DONE](#)

17. Rezoning Petition: 2021-067 by Terwilliger Pappas

Location: Approximately 3.45 acres located on the east side of South Tryon Street and the northwest of Yancey Road, west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

Public Hearing Held: July 19, 2021 - Item #47

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_067_PostHSA_DONE](#)

[2021_067_Consistency_DONE](#)

18. Rezoning Petition: 2021-068 by DreamKey Partners

Location: Approximately 5.24 acres located at the northwest intersection of Mallard Creek Road and Hubbard Road, south of West W.T. Harris Boulevard, and east of West Sugar Creek Road. (Council District 2 - Graham)

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

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

Public Hearing Held: July 19, 2021 - Item #48

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_068_PostHSA_DONE](#)

[2021_068_RevSitePlan_2021_07_22](#)

[2021_068_Consistency_DONE](#)

19. Rezoning Petition: 2021-069 by Selwyn Property Group, Inc.

Location: Approximately 2.19 acres located on the western corner of Morris Field Drive and Jason Avenue.
(Council District 3 - Watlington)

Current Zoning: I-2 (CD) (general industrial, conditional)

Proposed Zoning: I-2 (general industrial)

Public Hearing Held: July 19, 2021 - Item #49

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 069 PostHSA DONE](#)

[2021 069 Consistency DONE](#)