

City of Charlotte

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



Zoning Agenda

Monday, October 18, 2021

Electronic Regular Meeting Hosted from Room 267

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Julie Eiselt
Council Member Dimple Ajmera
Council Member Tariq Bokhari
Council Member Ed Driggs
Council Member Larken Egleston
Council Member Malcolm Graham
Council Member Renee Johnson
Council Member Matt Newton
Council Member Greg Phipps
Council Member Victoria Watlington
Council Member Braxton Winston II*

**1. 3:00 P.M. CITY COUNCIL ZONING MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267**

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

PUBLIC HEARING**2. Public Hearing on Proposed Draft Redistricting Maps****Action:**

Conduct a public hearing on proposed draft redistricting maps.

Staff Resource(s):

Patrick Baker, City Attorney's Office

Explanation

- On July 8, 2021, the Mayor established an Ad Hoc Council Committee on Redistricting (Committee), consisting of Council member (CM) Graham, Chair; CM Ajmera, CM Driggs, and CM Phipps.
- The Committee met on multiple occasions to review 2020 Census data and begin the process of preparing and submitting proposed district maps.
- On September 22, 2021, the Committee proposed three maps identified as draft Map A, draft Map B, and draft Map C.
- On October 5, 2021, the Committee received public input pertaining to proposed draft maps A, B, and C.
- On October 12, 2021, after receiving public input, the Committee proposed a fourth map identified as draft Map B1.

Next Steps

- The Committee will convene October 20, 2021, to consider public comments and Council input.
- Council will discuss redistricting at the November 1, 2021 Strategy Session.
- The Committee will recommend a proposed map to Council for action at the November 8, 2021 Business Meeting.

[Draft Plan A Map](#)

[Draft Plan B Map](#)

[Draft Plan C Map](#)

[Draft Plan B1 Map](#)

3. Follow Up Report

[September Follow-Up Report](#)

DECISIONS**4. Rezoning Petition: 2019-179 by Maamoun Rajeh - Parkmimo, LLC**

Update: Petitioner is requesting deferral to November 15, 2021

Location: Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential) & R-22MF (multi-family residential)

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

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

Update: Petitioner has withdrawn this petition

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)

6. Rezoning Petition: 2020-144 by Hopper Communities

Location: Approximately 1.285 acres located along E. 16th Street and Louise Avenue in the Belmont neighborhood. (Council District 1 - Egleston)

Current Zoning: I-1, R-5, and R-17MF (light industrial, residential, multi-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2020_144_ZCR_DONE](#)

[2020_144_FSA_DONE](#)

[2020_144_RevSitePlan_2021_10_07](#)

7. 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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Rezoning Petition: 2021-044 by Tribek Properties

[2021_044_ZCR_DONE](#)

[2021_044_FSA_DONE](#)

[2021_044_RevSitePlan_2021_10_12](#)

8. Rezoning Petition: 2021-061 by Sunny Investments, LLC

Location: Approximately 3.05 acres located on the east side of Prosperity Church Road, south of Interstate 485, and west of Mallard Creek Road. (Council District 4 - Johnson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_061_ZCR_DONE](#)

[2021_061_FSA_DONE](#)

[2021_061_RevSitePlan_2021_092_23](#)

9. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff does not recommend approval of this petition.

[2021_062_ZCR_DONE](#)

[2021_062_FSA_DONE](#)

[2021_062_RevSitePlan_2021_9_10](#)

10. Rezoning Petition: 2021-070 by City of Charlotte - Aviation

Location: Approximately 44.61 acres located north of McAlpine Drive, east of Joy Lane, and west of Beam 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)

Zoning Committee Recommendation:

The Zoning Committee voted 4-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_070_ZCR_DONE](#)

[2021_070_FSA_DONE](#)

11. Rezoning Petition: 2021-072 by NRP Properties, LLC

Location: Approximately 2.92 acres located at the northwest intersection of South Tryon Street and Trade Park Court, east of Interstate 77. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_072_ZCR_DONE](#)

[2021_072_FSA_DONE](#)

12. Rezoning Petition: 2021-073 by Period Design Concepts, LLC

Location: Approximately 0.5 acre located south of Rozzelles Ferry Road, north of State Street, and west of W. Trade Street. (Council District 2 - Graham)

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

Proposed Zoning: TOD-CC PED (transit-oriented development - community center, pedestrian overlay)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_073_ZCR_DONE](#)

[2021_073_FSA_DONE](#)

13. Rezoning Petition: 2021-074 by Ardent Acquisitions, LLC

Location: Approximately 10.58 acres located on the west side of South Boulevard, east of Old Pineville Road, and south of Archdale Drive. (Council District 3 - Watlington)

Current Zoning: B-2 (general business)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_074_ZCR_DONE](#)

[2021_074_FSA_DONE](#)

14. Rezoning Petition: 2021-076 by White Point Partners

Location: Approximately 5.74 acres located at the southeastern intersection of South Tryon Street and East Peterson Drive, and the south side of East Peterson Drive, north of Yancey Road. (Council District 3 - Watlington)

Current Zoning: I-2 (TS-O) (general industrial, transit supportive optional), O-2 (office), and R-8 (single-family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_076_ZCR_PDF](#)

[2021_076_FSA_DONE](#)

15. Rezoning Petition: 2021-077 by Lucern Capital Partners

Location: Approximately 3.07 acres located at the northeastern intersection of Research Drive and West W.T. Harris Boulevard, west of Interstate 85. (Council District 4 - Johnson)

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

Proposed Zoning: RE-3 (CD) (research, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 077 ZCR DONE](#)

[2021 077 FSA DONE](#)

[2021 077 RevSitePlan 2021 09 23](#)

16. Rezoning Petition: 2021-078 by M/I Homes of Charlotte, LLC

Location: Approximately 14.62 acres located on the south side of Ridge Road, west of Mallard Creek Road, and north of Interstate 485. (Council District 4 - Johnson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 078 ZCR DONE](#)

[2021 078 FSA DONE](#)

[2021 078 RevSitePlan 2021 09 23](#)

17. Rezoning Petition: 2021-080 by Apollo Holding Company, LLC

Location: Approximately 1.66 acres located on the eastern corner of the intersection of W. Tyvola Road and Potomac River Parkway and western corner of the intersection of W. Tyvola Road and Speer Boulevard. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_080_ZCR_DONE](#)

[2021_080_FSA_DONE](#)

[2021_080_RevSitePlan_09_23_2021](#)

18. Rezoning Petition: 2021-081 by Taylor Morrison, Inc.

Location: Approximately 15.98 acres located in the southeast and southwest quadrants of the West Mallard Creek Church Road and Senator Royall Drive intersection, west of Interstate 85. (Council District 4 - Johnson)

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

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_081_ZCR_DONE](#)

[2021_081_FSA_DONE](#)

[2021_081_RevSitePlan_2021_10_07](#)

19. Rezoning Petition: 2021-086 by JAG Development Company, LLC

Location: Approximately 4.50 acres located on the west side of Carmel Road, east of Johnston Road, and north of Pineville-Matthews Road. (Council District 6 - Bokhari)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 086 ZCR DONE](#)

[2021 086 FSA DONE](#)

[2021 086 siteplan 21 9 23](#)

20. Rezoning Petition: 2021-137 by the City of Charlotte

Location: Approximately 1.73 acres located near the NE intersection of University City Boulevard and N. Tryon Street in the University City community. (Council District 4 - Johnson)

Current Zoning: B-2 (general business)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 137 ZCR DONE](#)

[2021 137 FSA DONE](#)

21. Rezoning Petition: 2021-138 by the City of Charlotte

Location: Approximately 2.60 acres located on the south side of Providence Road West, northeast of Marvin Road, and west of Johnston Road. (Council District 7 - Driggs)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 138 ZCR DONE](#)

[2021 138 FSA DONE](#)

22. Rezoning Petition: 2021-182 by BIRDCO, Inc.

Location: Approximately .23 acres with frontages along Downs Avenue and Shamrock Drive, east of Newell Avenue. (Council District 1 - Egleston)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_182_ZCR_DONE](#)

[2021_182_FSA_DONE](#)

[2021_182_SitePlanRev_2021_10_12](#)

HEARINGS**23. Rezoning Petition: 2021-014 by Whitestone Holdings, Inc.**

Update: Petitioner is requesting deferral to November 15, 2021

Location: Approximately 0.23 acre located on the east side of Grandin Road between 4th Street and 4th Street Extension. (Council District 2 - Graham)

Current Zoning: R-5 HD (single-family residential, historic district overlay)

Proposed Zoning: MUDD-O HD (mixed-use development, optional, historic district overlay)

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

Update: Petitioner is requesting deferral to November 15, 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)

25. Rezoning Petition: 2021-092 by The Charlotte-Mecklenburg Hospital Authority

Update: Petitioner is requesting deferral to November 15, 2021

Location: Approximately 14.28 acres located on the south side of South McDowell Street, east of East Morehead Street, and west of Interstate 277. (Council District 1 - Egleston)

Current Zoning: MUDD-O PED (mixed-use development, optional, pedestrian overlay), B-2 PED (general business, pedestrian overlay), B-1 PED (neighborhood business, pedestrian overlay), and O-2 PED (office, pedestrian overlay)

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

26. Rezoning Petition: 2020-112 by BRI 1882 Innovation Park Development, LLC

Location: Approximately 57.2 acres on the east side of IBM Drive, South of West W.T. Harris Boulevard, and west of Interstate 85 Highway. (Council District 4 - Johnson)

Current Zoning: RE-2 (research)

Proposed Zoning: RE-3 (O) (research, optional) with 5-years vested rights

Staff Recommendation:

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

[2020_112_PHSА_DONE](#)

[2020_112_RevSitePlan_2021_09_13](#)

27. Rezoning Petition: 2020-181 by Albemarle Property Investors, LLC

Location: Approximately 11.24 acres located at the NW intersection of Rocky River Church Road and Albemarle Road in Unincorporated Mecklenburg County. (ETJ nearest CC: 5-Newton)

Current Zoning: NS, R-3 (neighborhood services, residential)

Proposed Zoning: NS (SPA), NS (neighborhood services, site plan amendment, neighborhood services) with 5-year vested rights

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

[2020_181_PHSА_DONE](#)

[2020_181_RevSitePlan_2021_09_13](#)

28. Rezoning Petition: 2021-033 by Charlotte Pipe & Foundry Co.

Location: Approximately 55 acres located along the north and south side of John Belk Freeway, east of Interstate 77, and northwest of South Mint Street. (Council District 2 - Graham, and Council District 3 - Watlington)

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

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

Staff Recommendation:

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

[2021_033_PHSА_DONE](#)

[2021_033_RevSitePlan_2021_09_15](#)

29. Rezoning Petition: 2021-060 by SRL Central Avenue Properties, LLC

Location: Approximately 2.56 acres located at the NE corner of the intersection of Central Avenue and Morningside Drive in the Plaza-Midwood community. (Council District 1 - Egleston)

Current Zoning: B-1/B-2 (neighborhood business, general business)

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

Staff Recommendation:

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

[2021_060_PHSA_DONE](#)

[2021_060_SitePlanRev_2021_09_13](#)

30. Rezoning Petition: 2021-082 by Kinger Homes, LLC

Location: Approximately 0.39 acre located on the east side of Craig Avenue, west of Monroe Road, and north of North Sharon Amity Road. (Council District 5 - Newton)

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

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

Staff Recommendation:

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

[2021_082_PHSA_DONE](#)

[2021_082_siteplanrev_21_9_13](#)

31. Rezoning Petition: 2021-090 by APM Mallard Creek, LLC

Location: Approximately 4.18 acres located on the west side of Mallard Creek Road, northeast of West W.T. Harris Boulevard, and west of Interstate 85. (Council District 4 - Johnson)

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

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

Staff Recommendation:

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

[2021_090_PHSA_DONE](#)

[2021_090_RevSitePlan_2021_09_13](#)

32. Rezoning Petition: 2021-094 by Icon Custom Masonry, Inc.

Location: Approximately 1.88 acres located on the north side of Wisteria Drive, east of South Boulevard, and south of Archdale Drive. (Council District 6 - Bokhari)

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

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

Staff Recommendation:

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

[2021_094_PHS_A_DONE](#)

[2021_094_siteplanrev_21_9_13](#)

33. Rezoning Petition: 2021-098 by Range Water Real Estate

Location: Approximately 3.49 acres located at the intersection of Nations Crossing Road and West Exmore Street, north of Woodlawn Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_098_PHS_A_DONE](#)

34. Rezoning Petition: 2021-099 by Duckworth Property Management

Location: Approximately 0.46 acre located on the east side of Statesville Road, south of Cindy Lane and north of Interstate 85. (Council District 4 - Johnson)

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

Proposed Zoning: B-2 (general business)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_099_PHS_A_DONE](#)

35. Rezoning Petition: 2021-103 by Providence Group Capital, LLC

Location: Approximately 2.25 acres located on the north side of Blairhill Road, south of Clanton Road, and west of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

[2021_103_PHSА DONE](#)

36. Rezoning Petition: 2021-104 by The Beechwood Organization

Location: Approximately 0.69 acre located at the northeast intersection of Providence Road and Ferncliff Road, west of Randolph Road. (Council District 6 - Bokhari)

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

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

Staff Recommendation:

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

[2021_104_PHSА DONE](#)

[2021_104_siteplanrev_21_9_13](#)

37. Rezoning Petition: 2021-105 by Carolina Capital Real Estate Partners

Location: Approximately 4.44 acres located on the north side of Rountree Road, south side of Scholtz Road, west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 (industrial)

Proposed Zoning: TOD-CC (transit-oriented development - commercial center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_105_PHSА DONE](#)

38. Rezoning Petition: 2021-163 by BP-Metropolitan NC, LLC

Location: Approximately 3.23 acres located on the east and west side of East 7th Street, north of North College Street, and south of North Tryon Street. (Council District 1 - Egleston)

Current Zoning: UMUD (uptown mixed use) and UMUD-O (uptown mixed use, optional)

Proposed Zoning: UMUD-O SPA (uptown mixed use, optional, site plan amendment) and UMUD-O (uptown mixed use, optional)

Staff Recommendation:

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

[2021_163_PHSA_DONE](#)

[2021_163_RevSitePlan_09_13_2021](#)

Adjournment