

# City of Charlotte

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



## **Zoning Agenda**

**Tuesday, November 2, 2021**

**Charlotte-Mecklenburg Government Center - Virtual**

### **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: 2016-056 by Lori Milam

**Innovative Request for Zoning [Petition No. 2016-056](#):** Lori Milam of Land Design is requesting approval of innovative provisions for the MX-2 portion of the River District for petition 2016-056. The site is located at the intersection of Sadler Road and Fox Valley Road.

The following items are the requested innovative provision:

1. A Minimum rear yard of five feet for lots that have access from an alley.
2. A Minimum five-foot side yard for lots (including those along a public street).
3. A minimum building width of 75 feet for single family attached units.
4. A minimum lot width of 30 feet for detached single family.
5. Maximum building coverage if 70 percent for detached dwellings.
6. Single-family lots may front on proposed opens space.

**Current Zoning:** MUDD-O (LLWPA) (mixed use development, optional, Lower Lake Wylie protected area), MUDD-O (LLWCA) (mixed use development, optional, Lower Lake Wylie critical area), MX-2 (INNOV) (LLWPA) (mixed use, innovative, Lower Lake Wylie protected area), and MX-2 (INNOV) (LLWCA) (mixed use, innovative, Lower Lake Wylie critical area), with five-year vested rights

**Staff Resource:** [Solomon Fortune](#)

**Attachments:**

Site Plan

[2016-056 Innovative Submittal- Plan](#)

## 2. 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

**Public Hearing Held:** October 18, 2021 - Item #26

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

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

[2020 112 PostHSA DONE](#)

[2020 112 RevSitePlan 2021 10 21](#)

[2020 112 Consistency DONE](#)

### 3. 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

**Public Hearing Held:** October 18, 2021 - Item #27

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

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

[2020 181 PostHSA DONE](#)

[2020 181 RevSitePlan 2021 10 25](#)

[2021 181 Consistency DONE](#)

### 4. 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

**Public Hearing Held:** October 18, 2021 - Item #28

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

**Staff Recommendation:**

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

[2021 033 PostHSA DONE](#)

[2021 033 RevSitePlan 2021 10 21](#)

[2021 033 Consistency DONE](#)

## 5. 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)

**Public Hearing Held:** October 18, 2021 - Item #29

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

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

[2021 060 PostHSA DONE](#)

[2021 060 SitePlanRev 2021 10 25](#)

[2021 060 Consistency DONE](#)

## 6. 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)

**Public Hearing Held:** October 18, 2021 - Item #30

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 082 PostHSA DONE](#)

[2021 082 siteplanrev 21 10 21](#)

[2021 082 Consistency DONE](#)

## 7. 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)

**Public Hearing Held:** October 18, 2021 - Item #31

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 090 PostHSA DONE](#)

[2021 090 RevSitePlan 2021 10 21](#)

[2021 090 Consistency DONE](#)

## 8. 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)

**Public Hearing Held:** October 18, 2021 - Item #32

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 094 PostHSA DONE](#)

[2021 094 siteplanrev 21 10 21](#)

[2021 094 Consistency DONE](#)

## 9. 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)

**Public Hearing Held:** October 18, 2021 - Item #33

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 098 Post HSA DONE](#)

[2021 098 consistency DONE](#)

## 10. 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)

**Public Hearing Held:** October 18, 2021 - Item #34

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 099 PostHSA DONE](#)

[2021 099 Consistency DONE](#)

## 11. 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)

**Public Hearing Held:** October 18, 2021 - Item #35

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

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

[2021\\_103 Post HSA DONE](#)

[2021\\_103 consistency DONE](#)

## 12. 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)

**Public Hearing Held:** October 18, 2021 - Item #36

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_104 PostHSA DONE](#)

[2021\\_104 siteplanrev 21 10 21](#)

[2021\\_104 Consistency DONE](#)

### 13. 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)

**Public Hearing Held:** October 18, 2021 - Item #37

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 105 PostHSA DONE](#)

[2021 105 Consistency DONE](#)

### 14. 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)

**Public Hearing Held:** October 18, 2021 - Item #38

**Staff Resource:** [Dave Pettine](#)

**Staff Recommendation:**

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

[2021 163 PostHSA DONE](#)

[2021 163 RevSitePlan 21 10 21](#)

[2021 163 consistency DONE](#)