

# **City of Charlotte**

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



## **Meeting Agenda**

**Monday, November 15, 2021**

**Council Chambers**

### **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*

REMOTE MEETING

**1. 5:00 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

## 2. National Apprenticeship Week

**Action:**

Mayor Pro Tem Eiselt will read a proclamation recognizing November 15-21, 2021, as National Apprenticeship Week.

**DECISIONS****3. Rezoning Petition: 2019-179 by Ronald Staley Jr. - Verde Homes, LLC**

***Update: Petitioner is requesting deferral to December 20, 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)

**4. Rezoning Petition: 2020-038 by Clover Group, Inc.**

***Update: Petitioner is requesting deferral to December 20, 2021***

**Location:** Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road. (Council District 3 - Watlington)

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

**Proposed Zoning:** R-12 MF (CD) (multi-family residential, conditional)

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

***Update: Petition deferred by Zoning Committee to their December 1, 2021 meeting. Council Decision deferred to December 20, 2021.***

**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

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

***Update: Petition deferred by Zoning Committee to their December 1, 2021 meeting. Council Decision deferred to December 20, 2021.***

**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

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

***Update: Petitioner requested deferral to Zoning Committee's December 1, 2021 meeting. Council decision deferred to December 20, 2021.***

**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)

## 8. 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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020\\_112\\_ZCR\\_DONE](#)

[2020\\_112\\_FSA\\_DONE](#)

[2020\\_112\\_RevSitePlan\\_2021\\_11\\_09](#)

## 9. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021\\_060\\_ZCR\\_DONE](#)

[2021\\_060\\_FSA\\_DONE](#)

[2021\\_060\\_SitePlanRev\\_2021\\_11\\_10](#)

## 10. 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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021\\_062\\_ZCR\\_DONE](#)

[2021\\_062\\_FSA\\_DONE](#)

[2021\\_062\\_RevSitePlan\\_2021\\_9\\_10](#)

## 11. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021\\_082\\_ZCR\\_DONE](#)

[2021\\_082\\_FSA\\_DONE](#)

[2021\\_082\\_siteplanrev\\_21\\_10\\_21](#)



## 12. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021\\_090\\_ZCR\\_DONE](#)

[2021\\_090\\_FSA\\_DONE](#)

[2021\\_090\\_RevSitePlan\\_2021\\_10\\_21](#)

## 13. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021\\_094\\_ZCR\\_DONE](#)

[2021\\_094\\_FSA\\_DONE](#)

[2021\\_094\\_siteplanrev\\_21\\_10\\_21](#)

## 14. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

[2021\\_098\\_ZCR\\_DONE](#)

[2021\\_098\\_FSA\\_DONE](#)

## 15. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

[2021\\_099\\_ZCR\\_DONE](#)

[2021\\_099\\_FSA\\_DONE](#)

## 16. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021\\_104\\_ZCR\\_DONE](#)

[2021\\_104\\_FSA\\_DONE](#)

[2021\\_104\\_siteplanrev\\_21\\_10\\_21](#)

## 17. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

[2021\\_105\\_ZCR\\_DONE](#)

[2021\\_105\\_FSA\\_DONE](#)

## 18. 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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

[2021\\_138\\_ZCR\\_DONE](#)

[2021\\_138\\_FSA\\_DONE](#)

## 19. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2021\\_163\\_ZCR\\_DONE](#)

[2021\\_163\\_FSA\\_DONE](#)

[2021\\_163\\_RevSitePlan\\_21\\_11\\_3](#)

## HEARINGS

**20. Rezoning Petition: 2021-096 by Ascent Real Estate Capital, LLC**

***Update: Petitioner is requesting deferral to December 20, 2021***

**Location:** Approximately 1.89 acres located along E. 36th Street between North Alexander Street and North McDowell Street in the NoDa community. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single-family residential)

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

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

**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)

**Staff Recommendation:**

Staff does not recommend approval of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_014\\_PHS\\_A\\_DONE](#)

[2021\\_014\\_RevSitePlan\\_2021\\_4\\_12](#)

## 22. Rezoning Petition: 2021-019 by Fifth Third Bank

**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(CD) (transit-oriented development-transitional, conditional)

**Staff Recommendation:**

Staff does not recommend approval of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_019\\_PHS\\_A\\_DONE](#)

[2021\\_019\\_SitePlan\\_2021\\_10\\_11](#)

## 23. Rezoning Petition: 2021-028 by Childress Klein Properties

**Location:** Approximately 287.71 acres located northwest of Highway 85, south of Mallard Creek Road, and east of Ridge Road. (ETJ-BOCC: 3-Dunlap, nearest CC: 4-Johnson)

**Current Zoning:** CC (commercial center), R-8MF (CD) (multi-family residential, conditional)

**Proposed Zoning:** I-1 (CD) (light industrial, conditional), R-22MF (CD) (multi-family residential, conditional) with 5-year vested rights

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_028\\_PHS\\_A\\_DONE](#)

[2021\\_028\\_RevSitePlan\\_2021\\_09\\_13](#)

## 24. Rezoning Petition: 2021-087 by Novant Health

**Location:** Approximately 1.91 acres located at the intersection of Amherst Place and Lillington Avenue, west of East 3rd Street, and northwest of Queens Road. (Council District 1 - Egleston)

**Current Zoning:** O-6 (CD) PED (office, conditional, pedscape overlay)

**Proposed Zoning:** MUDD (CD) PED (mixed-use development, conditional, pedscape overlay)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_087\\_PHSA\\_DONE](#)

[2021\\_087\\_SitePlan\\_2021\\_10\\_11](#)

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

**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)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_092\\_PHSA\\_DONE](#)

[2021\\_092\\_RevSitePlan\\_10\\_11\\_2021](#)

## 26. Rezoning Petition: 2021-097 by Mattamy Homes

**Location:** Approximately 56.98 acres located near SE intersection of The Plaza and E. W.T. Harris Boulevard in the Hickory Grove community. (Council District 5 - Newton)

**Current Zoning:** R-3 (single-family residential) & MX-2 (mixed-use)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_097\\_PHS\\_A\\_DONE](#)

[2021\\_097\\_SitePlanRev\\_2021\\_10\\_15](#)

## 27. Rezoning Petition: 2021-102 by Ardent Acquisitions, LLC

**Location:** Approximately 6.96 acres located along the south side of Hamilton Street, northeast of Brookshire Freeway, and west of Statesville Avenue. (Council District 2 - Graham)

**Current Zoning:** R-5 (single-family residential)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_102\\_PHS\\_A\\_DONE](#)

[2021\\_102\\_RevSitePlan\\_2021\\_09\\_13](#)



## 28. Rezoning Petition: 2021-116 by Kevin Boyd

**Location:** Approximately 0.05 acres located at the intersection of East 35th Street and Whiting Avenue, southeast of North McDowell Street. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single-family residential)

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

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form. Staff could support the petition with further clarification of proposed uses, and with added conditions that better address impacts to adjacent uses.

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

[2021\\_116\\_PHSA\\_DONE](#)

[2021\\_116\\_RevSitePlan](#)

## 29. Rezoning Petition: 2021-130 by DRB Group

**Location:** Approximately 5.6 acres located on Rozzelles Ferry Road between Coronet Way and Bungalow Road. (Council District 2 - Graham)

**Current Zoning:** I-1 (CD) (light industrial, conditional) and R-22MF (multi-family residential)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

[2021\\_130\\_PHSA\\_DONE](#)

[2021\\_130\\_SitePlanRev\\_10\\_11\\_2021](#)

### 30. Rezoning Petition: 2021-187 by Dowell Finch

**Location:** Approximately 27.34 acres located east of Pavilion Boulevard, north of Harris Houston Road, and south of North Tryon Street. (Council District 4 - Johnson)

**Current Zoning:** MX-2 (CD) (mixed-use district, conditional)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_187\\_PHS\\_A\\_DONE](#)

### 31. Rezoning Petition: 2021-115 by Ram Realty Acquisitions V, LLC

**Location:** Approximately 8.7 acres located on both the north and south side of State Street at the intersection of Gesco Street. (Council District 2 - Graham)

**Current Zoning:** I-2 (general industrial)

**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.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_115\\_PHS\\_A\\_DONE](#)

[2021\\_115\\_RevSitePlan\\_10\\_11\\_2021](#)

### 32. Rezoning Petition: 2021-108 by Enquor Construction, LLC

**Location:** Approximately 7.4 acres located west of Korniv Drive between Lauren Kay Court and Coppola Drive.

**Current Zoning:** R-3, R-4 (single-family residential)

**Proposed Zoning:** R-6 (single-family residential)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_108\\_PHS\\_A\\_DONE](#)

### 33. Rezoning Petition: 2021-114 by Appaloosa Real Estate Partners

**Location:** Approximately 3.55 acres located on the southwest side of Ridge Road and northeast side of Interstate 485, west of Mallard Creek Road. (Council District 4 - Johnson)

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

**Proposed Zoning:** B-D (CD) (business distribution, conditional)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_114\\_PHS\\_A\\_DONE](#)

[2021\\_114\\_RevSitePlan\\_2021\\_10\\_11](#)

### 34. Rezoning Petition: 2021-117 by Jeffrey Weiskopf

**Location:** Approximately 21.4 acres located west of the intersection of Moss Road and Yorkridge Drive. (Council District 3 - Watlington)

**Current Zoning:** R-9MF (CD) & R-15MF (CD) (multi-family residential, conditional)

**Proposed Zoning:** R-17MF (multi-family residential)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_117\\_PHS\\_A\\_DONE](#)

### 35. Rezoning Petition: 2021-121 by Anthony Fox

**Location:** Approximately 1.69 acres located on the east side of North Tryon Street, north of University City Boulevard, and west of East W.T. Harris Boulevard. (Council District 4 - Johnson)

**Current Zoning:** B-2 (general business)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_121\\_PHSА\\_DONE](#)

### 36. Rezoning Petition: 2021-122 by Kairol Residential

**Location:** Approximately 7.20 acres located along the south side of Clanton Road, north side of Blairhill Road, east of Interstate 77. (Council District 3 - Watlington)

**Current Zoning:** B-1 (neighborhood business)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_122\\_PHSА\\_DONE](#)

### 37. Rezoning Petition: 2021-123 by Mill Creek Residential Trust

**Location:** Approximately 3.03 acres located on the east side of South Tryon Street, north of Clanton Road, and west of South Boulevard. (Council District 3 - Watlington)

**Current Zoning:** TOD-TR (transit-oriented development - transition)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_123\\_PHSА\\_DONE](#)

### **38. Rezoning Petition: 2021-124 by Judson Stringfellow; JDSI, LLC**

**Location:** Approximately 7.53 acres located on the west side of East W.T. Harris Boulevard, north of Albemarle Road, and south of Hickory Grove Road. (Council District 5 - Newton)

**Current Zoning:** R-12MF (CD) (multi-family residential, conditional)

**Proposed Zoning:** R-8 (single-family residential)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_124\\_PHSА\\_DONE](#)

### **39. Rezoning Petition: 2021-126 by North Carolina Kenworth, Inc. dba. MHC Kenworth**

**Location:** Approximately 5.57 acres located on the south side of east Westinghouse Boulevard, east of Nations Ford Road, and west of Downs Road. (Council District 3 - Watlington)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_126\\_PHSА\\_DONE](#)

[2021\\_126\\_siteplarev\\_21\\_10\\_11](#)

#### **40. Rezoning Petition: 2021-131 by West Morehead Ventures, LLC**

**Location:** Approximately 0.48 acres located on the eastern quadrant of the intersection of Harding Place and Kenilworth Avenue, west of South Kings Drive. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O PED (mixed-use development, optional, pedestrian overlay)

**Proposed Zoning:** O-2 PED (office, pedestrian overlay)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_131\\_PHSА\\_DONE](#)

#### **41. Rezoning Petition: 2021-132 by EEA-Wildwood, LLC**

**Location:** Approximately 16.58 acres located on the west side of Scaleybark Road, north of East Woodlawn Road, and east of Murrayhill Road. (Council District 1 - Egleston)

**Current Zoning:** R-12MF (CD) (multi-family residential, conditional)

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

[2021\\_132\\_PHSА\\_DONE](#)

[2021\\_132\\_REV\\_SitePlan\\_2021\\_10\\_11](#)

## 42. Rezoning Petition: 2021-134 by Greg Finnican

**Location:** Approximately 1.41 acres located at the southwest intersection of Statesville Road and Motorsports Lane, south of Cindy Lane, and east of Interstate 77. (Council District 2 - Graham)

**Current Zoning:** B-2 (general business)

**Proposed Zoning:** I-1 (light industrial)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_134\\_PHSА\\_DONE](#)

## 43. Rezoning Petition: 2021-095 by Kenjoh Outdoor

**Location:** Approximately 2.85 acres located along the southeast interchange of Interstate 77 and Interstate 85, west of Statesville Avenue. (Council District 1 - Egleston)

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

**Proposed Zoning:** I-1 (light industrial)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

[2021\\_095\\_PHSА\\_DONE](#)

Adjournment