

# City of Charlotte

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



## **Zoning Agenda**

**Wednesday, December 1, 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: 2020-181 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:** November 15, 2021 - Item #5

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

**Staff Recommendation:**

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

[2020\\_181\\_PostHSA\\_DONE](#)

[2020\\_181\\_RevSitePlan\\_2021\\_11\\_23](#)

[2021\\_181\\_Consistency\\_DONE](#)

## 2. 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 (transit-oriented development-transitional)

**Public Hearing Held:** November 15, 2021 - Item #22

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

**Staff Recommendation:**

Staff does not recommend approval of this petition.

[2021\\_019\\_PostHSA\\_DONE](#)

[2021\\_019\\_SitePlan\\_2021\\_11\\_18](#)

[2021\\_019\\_Consistency\\_DONE](#)

### 3. 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

**Public Hearing Held:** November 15, 2021 - Item #23

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

**Staff Recommendation:**

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

[2021 028 PostHSA DONE](#)

[2021 028 RevSitePlan 2021 11 18](#)

[2021 028 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:** November 15, 2021 - Item #6

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

**Staff Recommendation:**

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

[2021 033 PostHSA DONE](#)

[2021 033 RevSitePlan 2021 11 19](#)

[2021 033 Consistency DONE](#)

## 5. 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)

**Public Hearing Held:** November 15, 2021 - Item #24

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 087 PostHSA DONE](#)

[2021 087 SitePlan 2021 11 19](#)

[2021 087 consistency DONE](#)

## 6. 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)

**Public Hearing Held:** November 15, 2021 - Item #25

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 092 PostHSA DONE](#)

[2021 092 RevSitePlan 11 19 2021](#)

[2021 092 consistency DONE](#)

## 7. 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)

**Public Hearing Held:** November 22, 2021 - Item #57

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_095\\_PostHSA\\_DONE](#)

[2021\\_095\\_Consistency\\_DONE](#)

## 8. 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)

**Public Hearing Held:** November 15, 2021 - Item #26

**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\\_097\\_PostHSA\\_DONE](#)

[2021\\_097\\_SitePlanRev\\_2021\\_11\\_21](#)

[2021\\_097\\_Consistency\\_DONE](#)

## 9. 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)

**Public Hearing Held:** November 15, 2021 - Item #27

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_102\\_PostHSA\\_DONE](#)

[2021\\_102\\_RevSitePlan\\_2021\\_11\\_18](#)

[2021\\_102\\_Consistency\\_DONE](#)

## 10. 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:** November 15, 2021 - Item #7

**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](#)

## 11. 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. (Council District 2 - Graham)

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

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

**Public Hearing Held:** November 15, 2021 - Item #32

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_108 PostHSA DONE](#)

[2021\\_108 consistency DONE](#)

## 12. 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)

**Public Hearing Held:** November 22, 2021 - Item #45

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

**Staff Recommendation:**

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

[2021\\_114 PostHSA DONE](#)

[2021-114 RevSitePlan 2021 11 18](#)

[2021\\_114 Consistency DONE](#)

### 13. 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)

**Public Hearing Held:** November 15, 2021 - Item #31

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 115 PostHSA DONE](#)

[2021 115 RevSitePlan 11 18 2021](#)

[2021 115 consistency DONE](#)

### 14. 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)

**Public Hearing Held:** November 15, 2021 - Item #28

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

**Staff Recommendation:**

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

[2021 116 PostHSA DONE](#)

[2021 116 RevSitePlan 2021 11 22](#)

[2021 116 Consistency DONE](#)



## 15. 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)

**Public Hearing Held:** November 22, 2021 - Item #46

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 117 PostHSA DONE](#)

[2021 117 consistency DONE](#)

## 16. 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)

**Public Hearing Held:** November 22, 2021 - Item #47

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 121 PostHSA DONE](#)

[2021 121 Consistency DONE](#)

## 17. 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)

**Public Hearing Held:** November 22, 2021 - Item #48

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 122 Post HSA DONE](#)

[2021 122 Consistency DONE](#)

## 18. 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)

**Public Hearing Held:** November 22, 2021 - Item #49

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 123 Post HSA DONE](#)

[2021 123 Consistency DONE](#)

## 19. 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)

**Public Hearing Held:** November 22, 2021 - Item #50

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 124 Post HSA DONE](#)

[2021 124 Consistency DONE](#)

## 20. 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)

**Public Hearing Held:** November 22, 2021 - Item #51

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 126 PostSA DONE](#)

[2021 126 siteplarev 21 11 17](#)

[2021 126 consistency DONE](#)

## 21. 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)

**Public Hearing Held:** November 15, 2021 - Item #29

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 130 PostHSA DONE](#)

[2021 130 SitePlanRev 11 17 2021](#)

[2021 130 consistency DONE](#)

## 22. 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)

**Public Hearing Held:** November 22, 2021 - Item #53

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_131\\_Post\\_HSA\\_DONE](#)

[2021\\_131\\_Consistency\\_DONE](#)

## 23. 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)

**Public Hearing Held:** November 22, 2021 - Item #54

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_132\\_PostHSA\\_DONE](#)

[2021\\_132\\_REV\\_SitePlan\\_2021\\_11\\_18](#)

[2021\\_132\\_Consistency\\_DONE](#)

## 24. 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)

**Public Hearing Held:** November 22, 2021 - Item #55

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_134\\_PostHSA\\_DONE](#)

[2021\\_134\\_Consistency\\_DONE](#)

## 25. 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)

**Public Hearing Held:** November 15, 2021 - Item #30

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_187\\_PostHSA\\_DONE](#)

[2021\\_187\\_Consistency\\_DONE](#)