

City of Charlotte

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



Zoning Agenda

Monday, December 20, 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

**1. 4:00 P.M. CITY COUNCIL ZONING MEETING
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

DECISIONS

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

Update: Petitioner is requesting deferral to January 18, 2022

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: 2019-179 by Ronald Staley Jr. - Verde Homes, LLC

Update: Petitioner is requesting deferral to January 18, 2022

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.

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)

Zoning Committee Recommendation:

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition.

Staff Recommendation:

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

[2020_038_ZCR_DONE](#)

[2020_038_FSA_DONE](#)

[2020_038_RevSitePlan_10_13_2021](#)

5. 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

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2020 181 ZCR DONE](#)

[2020 181 FSA DONE](#)

[2021 181 RevSitePlan 2021 12 13](#)

6. 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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 028 ZCR](#)

[2021 028 FSA DONE](#)

[2021 028 RevSitePlan 2021 12 15](#)

7. 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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 033 ZCR DONE](#)

[2021 033 FSA DONE](#)

[2021 033 RevSitePlan 2021 12 13](#)

8. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 087 ZCR](#)

[2021 087 FSA DONE](#)

[2021 087 SitePlan 2021 11 19](#)

9. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_092_ZCR](#)

[2021_092_FSA_DONE](#)

[2021_092_RevSitePlan_12_13_2021](#)

10. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_095_ZCR](#)

[2021_095_FSA_DONE](#)

11. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_097_ZCR](#)

[2021_097_FSA_DONE](#)

[2021_097_SitePlanRev_2021_12_07](#)

12. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_102_ZCR](#)

[2021_102_FSA_DONE](#)

[2021_102_RevSitePlan_2021_11_18](#)

13. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2021_103_ZCR](#)

[2021_103_FSA_DONE](#)

14. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_108_ZCR](#)

[2021_108_FSA_DONE](#)

15. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_114_ZCR](#)

[2021_114_FSA_DONE](#)

[2021-114_RevSitePlan_2021_12_01](#)

16. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_115_ZCR](#)

[2021_115_FSA_DONE](#)

[2021_115_RevSitePlan_12_08_2021](#)

17. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 116 ZCR](#)

[2021 116 FSA DONE](#)

[2021 116 RevSitePlan 2021 12 10](#)

18. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 117 ZCR](#)

[2021 117 FSA DONE](#)

19. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 121 ZCR](#)

[2021 121 FSA DONE](#)

20. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_122_ZCR](#)

[2021_122_FSA_DONE](#)

21. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_123_ZCR](#)

[2021_123_FSA_DONE](#)

22. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_124_ZCR](#)

[2021_124_FSA_DONE](#)

23. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 126 ZCR](#)

[2021 126 FSA DONE](#)

[2021 126 siteplarev 21 11 17](#)

24. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 130 ZCR](#)

[2021 130 FSA DONE](#)

[2021 130 SitePlanRev 11 17 2021](#)

25. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_131_ZCR](#)

[2021_131_FSA_DONE](#)

26. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_132_ZCR](#)

[2021_132_FSA_DONE](#)

[2021_132_REV_SitePlan_2021_11_18](#)

27. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_134_ZCR](#)

[2021_134_FSA_DONE](#)

28. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_187_ZCR](#)

[2021_187_FSA_DONE](#)

HEARINGS

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

Update: Petitioner is requesting deferral to January 18, 2022

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)

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

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)

Staff Recommendation:

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

[2021_096_PHS_A_DONE](#)

[2021_096_SitePlanRev_2021_11_20](#)

31. Rezoning Petition: 2021-127 by Flagship Healthcare Properties, LLC

Location: Approximately 5.2 acres located on Steele Creek Road between Huntington Meadow Lane and Settlers Trail Court. (Council District 3 - Watlington)

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

Proposed Zoning: O-1 (CD) (office, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions related to land use and transportation.

[2021_127_PHS_A_DONE](#)

[2021_127_RevSitePlan_11_15_2021](#)

32. Rezoning Petition: 2021-155 by Habitat for Humanity of the Charlotte Region, Inc.

Location: Approximately 0.62 acre located at the northwest intersection of Central Avenue and Medallion Drive, west of Kilborne Drive, and east of Eastway Drive. (Council District 1 - Egleston)

Current Zoning: O-6 (CD) (office, conditional)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_155_PHSA_DONE](#)

33. Rezoning Petition: 2021-136 by Habitat for Humanity of the Charlotte Region, Inc.

Location: Approximately 2.38 acres located on the south side of East Lane Drive, west of East W.T. Harris Boulevard, and east of Independence Boulevard. (Council District 5 - Newton)

Current Zoning: R-4 (single-family residential)

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

Staff Recommendation:

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

[2021_136_PHSA_DONE](#)

[2021_136_siteplanRev_21_11_15](#)

34. Rezoning Petition: 2021-075 by Kinger Homes, LLC

Location: Approximately 7.69 acres located on the southwestern corner of the intersection of Steele Creek Road and Hamilton Road. (ETJ: BOCC - 6-Rodriguez-McDowell; closest CC 3-Watlington)

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

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

Staff Recommendation:

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

[2021_075_PHSA_DONE](#)

[2021_075_RevSitePlan_11_01_2021](#)

35. Rezoning Petition: 2021-091 by Chick-Fil-A, Inc.

Location: Approximately 1.21 acres located at the southeast intersection of South Boulevard and Carolina Pavilion Drive South, north of Interstate 485. (Council District 6-Bokhari)

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

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

Staff Recommendation:

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

[2021_091_PHS_A_DONE](#)

[2021_091_siteplanrev_21_11_15](#)

36. Rezoning Petition: 2021-118 by Integrated Properties, LLC

Location: Approximately 9.1 acres located on Westinghouse Boulevard between Park Charlotte Boulevard and Quality Drive. (Council District 3-Watlington)

Current Zoning: I-1 (light industrial)

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

Staff Recommendation:

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

[2021_118_PHS_A_DONE](#)

[2021_118_RevSitePlan_11_12_2021](#)

37. Rezoning Petition: 2021-135 by Alliance Residential

Location: Approximately 3.50 acres located at the intersection of North Tryon Street and Matheson Avenue, west of North Brevard Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD (CD) (mixed-use development, conditional)

Staff Recommendation:

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

[2021_135_PHS_A_DONE](#)

[2021_135_SitePlan_2021_11_15](#)

38. Rezoning Petition: 2021-139 by Boulevard at 1800 Central, LLC

Location: Approximately 0.69 acres located at the southeast intersection of Central Avenue and Nandina Street, east of The Plaza. (Council District 1 - Egleston)

Current Zoning: B-2 (general business)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_139_PHSA_DONE](#)

39. Rezoning Petition: 2021-140 by Hutton

Location: Approximately 1.69 acres located along the south of North Tryon Street, east of pavilion Boulevard, and north of Harris Houston Road. (Council District 4 - Johnson)

Current Zoning: NS (neighborhood services)

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

Staff Recommendation:

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

[2021_140_PHSA_DONE](#)

[2021_140_RevSitePlan_2021_11_15](#)

40. Rezoning Petition: 2021-141 by The Drakeford Company

Location: Approximately 0.33 acres located on the east side of East 34th Street, northwest of The Plaza, and east of Matheson Avenue. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

Proposed Zoning: NS (neighborhood services) with 3-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_141_PHSA_DONE](#)

[2021_141_SitePlan](#)

41. Rezoning Petition: 2021-144 by LEH NC Statesville, LLC

Location: Approximately 0.91 acre located at the northeast intersection of Statesville Avenue and Norris Avenue, south of Atando Avenue. (Council District 1 - Egleston)

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

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

Staff Recommendation:

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

[2021_144_PHS_A_DONE](#)

[2021_144_RevSitePlan_2021_11_15](#)

42. Rezoning Petition: 2021-145 by Embrey Partners, Ltd.

Location: Approximately 3.24 acres located on the south side of Scaleybark Road and east side of South Boulevard, west of Conway Avenue. (Council District 1 - Egleston)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_145_PHS_A_DONE](#)

43. Rezoning Petition: 2021-147 by Providence Group Capital, LLC

Location: Approximately 3.10 acres located at the northwest intersection of Clanton Road and Pelton Street, west of South Boulevard, and east of South Tryon Street. (Council District 3 - Watlington)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_147_PHS_A_DONE](#)

44. Rezoning Petition: 2021-148 by K Sade Ventures, LLC

Location: Approximately 114.46 acres located on the east side of Harris Houston Road, north of University City Boulevard, and south of North Tryon Street. (Council District 4 - Johnson)

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

Proposed Zoning: R-4 (single-family residential)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_148_PHS_A_DONE](#)

45. Rezoning Petition: 2021-153 by Galaga Investors, LLC

Location: Approximately 7.17 acres located on the south side of Tyvola Road, west of Old Pineville Road, and east of Interstate 77. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_153_PHS_A_DONE](#)

Adjournment