

City of Charlotte

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



Zoning Agenda

Tuesday, January 4, 2022

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: 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](#)

2. 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)

Public Hearing Held: December 20, 2021 - Item #34

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2021_075_PostHSA_DONE](#)

[2021_075_RevSitePlan_11_01_2021](#)

[2021_075_consistency](#)

3. 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)

Public Hearing Held: December 20, 2021 - Item #35

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2021 091 PostHSA DONE](#)

[2021 091 siteplanrev 21 12 22](#)

[2021 091 Consistency](#)

4. 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)

Public Hearing Held: December 20, 2021 - Item #30

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2021 096 PostHSA DONE](#)

[2021 096 SitePlanRev 2021 12 22](#)

[2021 096 Consistency](#)

5. 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)

Public Hearing Held: December 20, 2021 - Item #36

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 118 PostHSA DONE](#)

[2021 118 RevSitePlan 12 22 2021](#)

[2021 118 consistency](#)

6. 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)

Public Hearing Held: December 20, 2021 - Item #31

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 127 PostHSA DONE](#)

[2021 127 RevSitePlan 12 22 2021](#)

[2021 127 consistency](#)

7. 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)

Public Hearing Held: December 20, 2021 - Item #37

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

Staff Recommendation:

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

[2021 135 PostHSA DONE](#)

[2021 135 RevSitePlan 2021 12 21](#)

[2021 135 consistency](#)

8. 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)

Public Hearing Held: December 20, 2021 - Item #33

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2021 136 PostSA DONE](#)

[2021 136 siteplanRev 21 12 22](#)

[2021 136 Consistency](#)

9. 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)

Public Hearing Held: December 20, 2021 - Item #38

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_139_Post_HSA_DONE](#)

[2021_139_Consistency](#)

10. 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)

Public Hearing Held: December 20, 2021 - Item #39

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_140_PostHSA_DONE](#)

[2021_140_RevSitePlan_2021_12_21](#)

[2021_140_consistency](#)

11. 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)

Public Hearing Held: December 20, 2021 - Item #41

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_144_PostHSA_DONE](#)

[2021-144_RevSitePlan_2021_12_22](#)

[2021_144_Consistency](#)

12. 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)

Public Hearing Held: December 20, 2021 - Item #42

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_145_Post_HSA_DONE](#)

[2021_145_Consistency](#)

13. 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)

Public Hearing Held: December 20, 2021 - Item #43

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_147 Post HSA DONE](#)

[2021_147 Consistency](#)

14. 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)

Public Hearing Held: December 20, 2021 - Item #44

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_148 Post HSA DONE](#)

[2021_148 Consistency](#)

15. 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)

Public Hearing Held: December 20, 2021 - Item #45

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_153 Post HSA DONE](#)

[2021_153 Consistency](#)

16. 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)

Public Hearing Held: December 20, 2021 - Item #32

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_155_Post_HSA_DONE](#)

[2021_155_Consistency](#)