

City of Charlotte

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



Zoning Agenda

Tuesday, February 1, 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: 2021-139 by Boulevard at 1800 Central, LLC

Update: Petitioner is requesting deferral to March 8, 2022

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)

2. Rezoning Petition: 2021-156 by Elite Team Realty & Property Management, Inc.

Update: Petitioner is requesting deferral to March 8, 2022

Location: Approximately 2.0 acres located at the northeast intersection of Wellingford Street and Hershey Street, east of West Sugar Creek Road. (Council District 4 - Johnson)

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

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

3. Rezoning Petition: 2021-089 by Redwood USA, LLC

Location: Approximately 21.30 acres located at the northwest intersection of Rocky River Road and John Russell Road, north of The Plaza. (Council District 4 - Johnson)

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

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

Public Hearing Held: January 18, 2022 - Item #23

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_089_PostHSA_DONE](#)

[2021_089_RevSitePlan_2022_01_21](#)

[2021_089_Consistency_DONE](#)

4. Rezoning Petition: 2021-100 by Donald M. Edward

Location: Approximately 13.37 acres located at the eastern intersection of Eastfield Road and Independence Hill Road, north of Interstate 485. (EJ-BOCC 1-Powell; closest CC 4-Johnson).

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

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

Public Hearing Held: January 18, 2022 - Item #26

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_100_PostHSA_DONE](#)

[2021_100_RevSitePlan_2021_12_13](#)

[2021_100_Consistency_DONE](#)

5. Rezoning Petition: 2021-152 by R.I. Charlotte Property, L.P.

Location: Approximately 2.49 acres located on the west wide of North Tryon Street, south of West W.T. Harris Boulevard, and north of McCullough Drive. (Council District 4 - Johnson)

Current Zoning: MUDD-O (mixed-use development district, optional)

Proposed Zoning: MUDD-O SPA (mixed-use development, optional, site plan amendment)

Public Hearing Held: January 18, 2022 - Item #28

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_152_PostHSA_DONE](#)

[2021_152_RevSitePlan_2021_12_07](#)

[2021_152_Consistency_DONE](#)

6. Rezoning Petition: 2021-157 by City of Charlotte Aviation

Location: Approximately 58.26 acres located on the north side of Walkers Ferry Road, just west of I-485 and Charlotte Douglas International Airport. (Council District 3 - Watlington)

Current Zoning: R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area), R-MH LLWCA (manufactured housing, Lower Lake Wylie Critical Area)

Proposed Zoning: I-2 LLWPA (general industrial, Lower Lake Wylie Protected Area), I-2 LLWCA (general industrial, Lower Lake Wylie Critical Area)

Public Hearing Held: January 18, 2022 - Item #30

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_157_PostSA_DONE](#)

[2021_157_consistency](#)

7. Rezoning Petition: 2021-158 by Trevi Partners, LLC

Location: Approximately 45.31 acres located on the southeast side of North Tryon Street, east of Pavilion Boulevard. (Council District 4 - Johnson)

Current Zoning: CC SPA (commercial center, site plan amendment) and UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment)

Proposed Zoning: CC SPA (commercial center, site plan amendment) and UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment), with 5-year vested rights

Public Hearing Held: January 18, 2022 - Item #31

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

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of the outstanding issue pertaining to site and building design.

[2021_158_PostHSA_DONE](#)

[2021_158_RevSitePlan_2022_01_22](#)

[2021_158_Consistency](#)

8. Rezoning Petition: 2021-160 by Charlotte-Mecklenburg Schools & Woodfield Development, LLC

Location: Approximately 73.97 acres located on the northeast side of North Community House Road and east side of Johnston Road, west of Elm Lane. (Council District 7 - Driggs)

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

Proposed Zoning: MUDD-O (mixed-use development, optional) with 5-year vested rights

Public Hearing Held: January 18, 2022 - Item #24

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2021_160_PostSA_DONE](#)

[2021_160_siteplanRev_22_1_20](#)

[2021_160_Consistency](#)

9. Rezoning Petition: 2021-161 by Charlotte-Mecklenburg Schools & Woodfield Development, LLC

Location: Approximately 35.87 acres located along the south side of Ardrey Kell Road, west of Wade Ardrey Road, and east of Marvin Road. (Council District 7 - Driggs)

Current Zoning: MX-2 (INNOV) (mixed use, innovative)

Proposed Zoning: MUDD-O (mixed-use development, optional) with 5-year vested rights

Public Hearing Held: January 18, 2022 - Item #25

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2021 161 PostSA DONE](#)

[2021 161 siteplanrev 22 1 20](#)

[2021 161 Consistency](#)

10. Rezoning Petition: 2021-162 by Rosemara Espinoza

Location: Approximately 0.73 acre bound by the south side of North Linwood Avenue and north side of Interstate 85, west of Brookshire Boulevard. (Council District 2 - Graham)

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

Proposed Zoning: B-2 (general business)

Public Hearing Held: January 18, 2022 - Item #32

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 162 Post HSA DONE](#)

[2021 162 consistency](#)

11. Rezoning Petition: 2021-169 by City of Charlotte Engineering

Location: Approximately 9.43 acres located on the south side of Mt. Holly-Huntersville Road, west of Mountain Aire Circle and east of Northwoods Forest Drive. (Council District 2 - Graham)

Current Zoning: R-3 LWPA (single-family residential, Lake Wylie Protected Area)

Proposed Zoning: NS LWPA (neighborhood services, Lake Wylie Protected Area)

Public Hearing Held: January 18, 2022 - Item #33

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 169 PostSA DONE](#)

[2021 169 SitePlanRev 01 20 2022](#)

[2021 169 consistency](#)

12. Rezoning Petition: 2021-173 by OPM Limited & Benfield

Location: Approximately 2.22 acres located on the south side of Old Mt. Holly Road, the east side of Melynda Road, and south of Rozzelles Ferry Road. (Council District 2 - Graham)

Current Zoning: R-4 and R-5 (single-family residential)

Proposed Zoning: I-1 (light industrial)

Public Hearing Held: January 18, 2022 - Item #34

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 173 Post HSA DONE](#)

[2021 173 consistency](#)

13. Rezoning Petition: 2021-176 by Anita Thomas

Location: Approximately 0.58 acre located on the east side of Randolph Road, west of Colwick Road, and north of North Sharon Amity Road. (Council District 6 - Bokhari)

Current Zoning: B-2 (neighborhood business)

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

Public Hearing Held: January 18, 2022 - Item #35

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of the remaining transportation issue related to sidewalk transitions.

[2021_176_PostSA_DONE](#)

[2021_176_siteplanrev_22_1_20](#)

[2021_176_consistency](#)

14. Rezoning Petition: 2021-180 by Daniel Corporation

Location: Approximately 1.70 acres located on the south side of North Graham Street, east side of West 6th Street, and west side of West 7th Street. (Council District 2 - Graham)

Current Zoning: UR-3 HD (urban residential, historic district)

Proposed Zoning: UMUD-HD (uptown mixed-use district, historic district)

Public Hearing Held: January 18, 2022 - Item #36

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_180_Post_HSA_DONE](#)

[2021_180_consistency](#)

15. Rezoning Petition: 2021-183 by James Howell

Location: Approximately 1.12 acres located on the north side of Ervin Lane and west side of China Grove Church Road, south of East Westinghouse Boulevard. (Council District 3 - Watlington)

Current Zoning: R-8 (CD) (single-family residential, conditional)

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

Public Hearing Held: January 18, 2022 - Item #37

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_183 Post HSA DONE](#)

[2021_183 consistency](#)

16. Rezoning Petition: 2021-184 by Revolve Residential

Location: Approximately 0.86 acre located on the west of Yeoman Road, east of South Tryon Street, and north of Woodlawn Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

Public Hearing Held: January 18, 2022 - Item #38

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_184 Post HSA DONE](#)

[2021_184 consistency](#)

17. Rezoning Petition: 2021-185 by SXCW Properties II, LLC

Location: Approximately 2.48 acres located on the east side of Freedom Drive, south of Interstate 85, and west of Tuckaseegee Road. (Council District 3 - Watlington)

Current Zoning: B-1 SCD AIR (shopping center, airport noise overlay)

Proposed Zoning: B-2 AIR (general business, airport noise overlay)

Public Hearing Held: January 18, 2022 - Item #39

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_185 Post HSA DONE](#)

[2021_185 consistency](#)

