

City of Charlotte

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



Zoning Agenda

Tuesday, March 8, 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: 2021-176 by Anita Thomas

Update: Petitioner has withdrawn this petition

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)

2. Rezoning Petition: 2021-133 by Drakeford Communities

Update: Petitioner requesting deferral to April 5, 2022

Location: Approximately 6.57 acres located south of Alleghany Street, west of Ashley Road, and north of Bullard Street. (Council District 3 - Watlington)

Current Zoning: R-12 MF (multi-family residential)

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

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

Update: Petitioner requesting deferral to April 5, 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)

4. Rezoning Petition: 2021-197 by Crescent Communities

Update: Petitioner requesting deferral to April 5, 2022

Location: Approximately 1.91 acres located at the northeast intersection of Heath Court and Central Avenue, west of Hawthorne Lane, and east of Louise Avenue. (Council District 1 - Egleston)

Current Zoning: MUDD-O PED (mixed-use development, optional, pedestrian overlay) and TOD-CC PED (transit-oriented development, community center, pedestrian overlay)

Proposed Zoning: TOD-CC-EX PED (transit-oriented development, community center, exception, pedestrian overlay)

5. Rezoning Petition: 2021-199 by Nest Homes Communities, LLC

Update: Petitioner requesting deferral to April 5, 2022

Location: Approximately 0.23 acre located on the south side of North Davidson Street, northwest of Yadkin Avenue, and east of Matheson Avenue.

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

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

6. Rezoning Petition: 2021-056 by Urban Trends Real Estate, Inc.

Location: Approximately 1.35 acres located along the north side of B Avenue, east of Beatties Ford Road, and north of Interstate 85. (Council District 2 - Graham)

Current Zoning: R-3 (single-family residential), R-17 MF (multi-family residential)

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

Public Hearing Held: February 21, 2022 - Item #19

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2021_056_PostHSA_DONE](#)

[2021_056_RevSitePlan_2022_02_24](#)

[2021_056_Consistency](#)

7. Rezoning Petition: 2021-093 by Steele Creek (1997), LLC

Location: Approximately 184.9 acres located south of Interstate 485, east of Steele Creek Road, north of Brown-Grier Road, and west of Sandy Porter Road. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential), MUDD (CD) (mixed-use development district, conditional), I-1 (CD) (light industrial, conditional)

Proposed Zoning: O-2 (CD) (office, conditional), MUDD-O (mixed-use development district - optional), UR-2 (CD) (urban residential, conditional) with five-years vested rights

Public Hearing Held: February 21, 2022 - Item #20

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 093 PostHSA DONE](#)

[2021 093 RevSitePlan 02 24 2022](#)

[2021 093 consistency](#)

8. Rezoning Petition: 2021-111 by Regal Oaks Investments, LLC

Location: Approximately 6.40 acres located on the north side of Albemarle Road and east side of Regal Oaks Drive, west of East W.T. Harris Boulevard. (Council District 5 - Newton)

Current Zoning: B-2 (CD) (neighborhood business, conditional) and B-2 (CD) (general business, conditional)

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

Public Hearing Held: February 21, 2022 - Item #21

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 111 PostHSA DONE](#)

[2021 111 RevSitePlan 2022 02 24](#)

[2021 111 Consistency](#)

9. 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

Public Hearing Held: February 21, 2022 - Item #23

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

Staff Recommendation:

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

[2021_141_PostHSA_DONE](#)

[2021_141_RevSitePlan_2022_02_24](#)

[2021_141_Consistency](#)

10. Rezoning Petition: 2021-146 by Kinger Homes, LLC

Location: Approximately 3.70 acres located on the northwest side of Mallard Creek Road, east of Prosperity Church Road. (Council District 4 - Johnson)

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

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

Public Hearing Held: February 21, 2022 - Item #24

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2021_146_PostHSA_DONE](#)

[2021_146_RevSitePlan_2022_02_24](#)

[2021_146_Consistency](#)

11. Rezoning Petition: 2021-154 by Matt Gallagher

Location: Approximately 9.3 acres located east of Price Lane, west of Parkway Plaza Boulevard, and south of Yorkmont Road. (Council District 3 - Watlington)

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

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

Public Hearing Held: February 21, 2022 - Item #25

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2021_154_PostHSA_DONE](#)

[2021_154_RevSitePlan_02_24_2022](#)

[2021_154_consistency](#)

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

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)

Public Hearing Held: January 18, 2022 - Item #29

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_156_PostSA_DONE](#)

[2021_156_siteplanrev_22_2_24](#)

[2021_156_Consistency](#)

13. Rezoning Petition: 2021-172 by Browder Group Real Estate, LLC

Location: Approximately 10.79 acres on either side of Thrift Road near the intersection of Jay Street. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

Public Hearing Held: February 21, 2022 - Item #26

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 172 PostHSA DONE](#)

[2021 172 RevSitePlan 02 24 2022](#)

[2021 172 consistency](#)

14. Rezoning Petition: 2021-174 by Blu South, LLC

Location: Approximately 36.73 acres located south of East Westinghouse Boulevard, west of China Grove Church Road, and northeast of Interstate 485. (Council District 3 - Watlington)

Current Zoning: B-2 (CD) (general business, conditional), R-12 MF (multi-family residential), and R-4 (single-family residential)

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

Public Hearing Held: February 21, 2022 - Item #27

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 174 PostHSA DONE](#)

[2021 174 siteplanrev 22 2 24](#)

[2021 174 CS](#)

15. Rezoning Petition: 2021-175 by Green Street Land Co. LLC

Location: Approximately 26.84 acres bound by the east side of Harrisburg Road, north of Robinwood Drive, and southwest side of Interstate 485. (ETJ-BOCC: 4-Jerrell, nearest CC: 5-Newton)

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

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

Public Hearing Held: February 21, 2022 - 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_175_PostHSA_DONE](#)

[2021_175_RevSitePlan_2022_02_24](#)

[2021_175_Consistency](#)

16. Rezoning Petition: 2021-178 by SDP Acquisitions I, LLC

Location: Approximately 15.97 acres located on the west side of Statesville Avenue, north of Atando Avenue, and east of Interstate 77. (Council District 1 - Egleston)

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

Proposed Zoning: R-22 MF (CD) (multi-family residential, conditional) and R-22 MF (CD) SPA (multi-family residential, conditional, site plan amendment)

Public Hearing Held: February 21, 2022 - Item #29

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_178_PostHSA_DONE](#)

[2021_178_RevSitePlan_2022_02_24](#)

[2021_178_Consistency](#)

17. Rezoning Petition: 2021-181 by Evolve Acquisitions, LLC

Location: Approximately 17.83 acres located on the east side of Northlake Centre Parkway, north side of Northlake Mall Drive, and south side of Interstate 485. (Council District 2 - Graham)

Current Zoning: BP (business park) and R-3 (single-family residential)

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

Public Hearing Held: February 21, 2022 - Item #30

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_181_PostHSA_DONE](#)

[2021_181_RevSitePlan_2022_02_24](#)

[2021_181_Consistency](#)

18. Rezoning Petition: 2021-188 by Dominion Realty Partners

Location: Approximately 15.83 acres located along the north and south side of Rountree Road, east of Interstate 77, and north of Tyvola Road. (Council District 3 - Watlington)

Current Zoning: I-1 (industrial)

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

Public Hearing Held: February 21, 2022 - Item #31

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_188_PostSA_DONE](#)

[2021_188_siteplan_22_2_24](#)

[2021_188_CS](#)

19. Rezoning Petition: 2021-189 by Bentley Pham

Location: Approximately 0.52 acre located at the southeast intersection of Tuckaseegee Road and Timberbrook Drive, north of Interstate 85. (Council District 3 - Watlington)

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

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

Public Hearing Held: February 21, 2022 - Item #32

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_189 Post HSA DONE](#)

[2021_189 consistency](#)

20. Rezoning Petition: 2021-191 by Bentley Pham

Location: Approximately 0.35 acre located on the west side of Glenwood Drive, north of Tuckaseegee Road, and south of Interstate 85. (Council District 3 - Watlington)

Current Zoning: R-5 AIR (single-family residential, airport noise overlay)

Proposed Zoning: R-8 MF AIR (multi-family residential, airport noise overlay)

Public Hearing Held: February 21, 2022 - Item #33

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_191 Post HSA DONE](#)

[2021_191 consistency](#)

21. Rezoning Petition: 2021-193 by Fork Lift Pro

Location: Approximately 17.38 acres located off Graham Park Drive, north of South Tryon Street and south of Westinghouse Boulevard. (Council District 3 - Watlington)

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

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

Public Hearing Held: February 21, 2022 - Item #34

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_193 PostHSA DONE](#)

[2021_193 RevSitePlan_02_24_2022](#)

[2021_193 consistency](#)

22. Rezoning Petition: 2021-194 by Fourstore, LLC

Location: Approximately 1.24 acres located on the east side of East W.T. Harris Boulevard, north of Albemarle Road, and west of Lawyers Road. (Council District 5 - Newton)

Current Zoning: O-1 (office) and B-2 (general business)

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

Public Hearing Held: February 21, 2022 - Item #35

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_194_PostHSA_DONE](#)

[2021_194_RevSitePlan_2022_02_24](#)

[2021_194_Consistency](#)

23. Rezoning Petition: 2021-200 by Trade Street Townhomes, LLC

Location: Approximately 3.21 acres located on the east side of Wildwood Avenue, north of South Hoskins Road, and west of Rozzelles Ferry Road. (Council District 2 - Graham)

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

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

Public Hearing Held: February 21, 2022 - Item #38

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions.

[2021_200_PostHSA_DONE](#)

[2021_200_RevSitePlan_2022_02_24](#)

[2021_200_Consistency](#)

24. Rezoning Petition: 2021-203 by Land Growth, LLC

Location: Approximately 2.80 acres located on the north and south side of Crownpoint Executive Drive, west of Independence Boulevard, and south of Sardis Road. (Council District 6 - Bokhari)

Current Zoning: B-2 (CD) (general business, conditional) and B-D (distributive business)

Proposed Zoning: B-2 (general business) and I-1 (light industrial)

Public Hearing Held: February 21, 2022 - Item #39

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 203 Post HSA DONE](#)

[2021 203 consistency](#)

25. Rezoning Petition: 2021-205 by City of Charlotte Aviation

Location: Approximately 5.70 acres located on the north side of Denver Avenue, west of Alleghany Street, and south of Scott Futrell Drive. (Council District 3 - Watlington)

Current Zoning: B-D AIR (distributive business, airport noise overlay) and R-22 MF AIR (multi-family residential, airport noise overlay)

Proposed Zoning: I-1 AIR (light industrial, airport noise overlay)

Public Hearing Held: February 21, 2022 - Item #40

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 205 Post HSA DONE](#)

[2021 205 consistency](#)