

# **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***Update: Petitioner has withdrawn this petition***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](#)