

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, April 5, 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: 2021-197 by Crescent Communities

***Update: Petitioner is requesting deferral to May 3, 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)

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

***Update: Petitioner is requesting deferral to May 3, 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)

### 3. Rezoning Petition: 2021-201 by Blue Azalea

**Update: Petitioner is requesting deferral to May 3, 2022**

**Location:** Approximately 1.15 acres located in the northwest quadrant of the intersection of Weddington Avenue and Bascom Street, east of East 7th Street. (Council District 1 - Egleston)

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

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

### 4. 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\\_03\\_14](#)

[2021\\_056\\_Consistency](#)

## 5. 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(CD) (transit-oriented development - urban center, conditional)

**Public Hearing Held:** March 21, 2022 - Item #29

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_103 PostHSA DONE](#)

[2021\\_103 SitePlan Conditions](#)

[2021\\_103 consistency DONE](#)

## 6. Rezoning Petition: 2021-133 by Drakeford Communities

**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)

**Public Hearing Held:** February 21, 2022 - Item #22

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

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

[2021\\_133 PostSA DONE](#)

[2021\\_133 RevSitePlan\\_03\\_24\\_2022](#)

[2021\\_133 Consistency DONE](#)

## 7. Rezoning Petition: 2021-142 by PDC Land Acquisition, LLC

**Location:** Approximately 36.23 acres located north of Old Moores Chapel Road, south of Mount Holly Road, and east of I-485. (ETJ-BOCC: 2-Leake; closest CC 3 - Watlington)

**Current Zoning:** MX-2 (mixed use), R-4 (single-family residential)

**Proposed Zoning:** R-12 MF (CD) (multi-family residential, conditional), NS (neighborhood services)

**Public Hearing Held:** March 21, 2022 - Item #30

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_142\\_PostHSA\\_DONE](#)

[2021\\_142\\_RevSitePlan\\_03\\_24\\_2022](#)

[2021\\_142\\_Consistency\\_DONE](#)

## 8. Rezoning Petition: 2021-150 by Tribute Companies, Inc.

**Location:** Approximately 37.14 acres located on the southeast side of North Tryon Street, east of Interstate 485, and north of University City Boulevard. (ETJ-BOCC: 3-Dunlap; closest CC 4-Johnson)

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

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

**Public Hearing Held:** March 21, 2022 - Item #31

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_150\\_PostHSA\\_DONE](#)

[2021\\_150\\_SitePlanRev\\_2022\\_4\\_1](#)

[2021\\_150\\_Consistency\\_DONE](#)

## 9. Rezoning Petition: 2021-151 by Lincoln Harris

**Location:** Approximately 3.65 acres located on the south side of Fairview Road and east side of Cameron Valley Parkway, west of Colony Road. (Council District 6- Bokhari)

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

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

**Public Hearing Held:** March 21, 2022 - Item #32

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

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

[2021\\_151\\_PostHSA\\_DONE](#)

[2021\\_151\\_siteplanrev\\_22\\_3\\_24](#)

[2021\\_151\\_Consistency\\_DONE](#)

## 10. Rezoning Petition: 2021-186 by Kinger Homes

**Location:** Approximately 2.84 acres located at the intersection of Mallard Creek Road and Governor Hunt Road, west of David Taylor Drive. (Council District 4 - Johnson)

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

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

**Public Hearing Held:** March 21, 2022 - Item #33

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_186\\_PostHSA\\_DONE](#)

[2021\\_186\\_RevSitePlan\\_2022\\_03\\_29](#)

[2021\\_186\\_Consistency\\_DONE](#)

## 11. Rezoning Petition: 2021-190 by Blue Heel Development

**Location:** Approximately 4.76 acres located on the north side of Wade Ardrey Road, south of Ardrey Kell Road, and east of Marvin Road. (Council District 7 - Driggs)

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

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

**Public Hearing Held:** March 21, 2022 - Item #34

**Staff Resource:** [John Kinley](#)

[2021\\_190 PostHSA DONE](#)

[2021\\_190 siteplanRev 22\\_3\\_24](#)

[2021\\_190 Consistency DONE](#)

## 12. Rezoning Petition: 2021-196 by Third & Urban

**Location:** Approximately 21.51 acres of contiguous and non-contiguous parcels generally adjacent to Berryhill Road, Tuckaseegee Road, Gesco Street, and Jay Street. (Council District 3 - Watlington)

**Current Zoning:** I-2 (general industrial)

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

**Public Hearing Held:** March 21, 2022 - Item #35

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_196 PostHSA DONE](#)

[2021\\_196 RevSitePlan 03\\_24\\_2022](#)

[2021\\_196 Consistency DONE](#)

### 13. Rezoning Petition: 2021-202 by Trade Street Townhomes, LLC

**Location:** Approximately 0.47 acres located at the northeast intersection of Wilora Lake Road and Hollyfield Drive, east of Central Avenue. (Council District 5 - Newton)

**Current Zoning:** O-1 (CD) (office, conditional)

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

**Public Hearing Held:** March 21, 2022 - Item #37

**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 202 PostHSA DONE](#)

[2021 202 RevSitePlan 2022 03 24](#)

[2021 202 Consistency](#)

### 14. Rezoning Petition: 2021-206 by Cambridge Properties, Inc.

**Location:** Approximately 4.5 acres located on the west side of North Tryon Street, east of Interstate 85 and south of West Mallard Creek Church Road. (Council District 4 - Johnson)

**Current Zoning:** CC (commercial center)

**Proposed Zoning:** MUDD (CD) (mixed-use development, conditional) with 5-year vested rights

**Public Hearing Held:** March 21, 2022 - Item #38

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

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

[2021 206 PostHSA DONE](#)

[2021 206 RevSitePlan 2022 03 24](#)

[2021 206 Consistency](#)



## 15. Rezoning Petition: 2021-208 by Hugh Elder

**Location:** Approximately 2.94 acres located at the northwest intersection of Nations Ford Road and Forest Point Boulevard, north of West Arrowood Road. (Council District 3 - Watlington)

**Current Zoning:** B-1 SCD (business, shopping center district)

**Proposed Zoning:** O-1 (office)

**Public Hearing Held:** March 21, 2022 - Item #39

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_208\\_Post\\_HSA\\_DONE](#)

[2021\\_208\\_Consistency](#)

## 16. Rezoning Petition: 2021-210 by Carter Acquisitions, LLC

**Location:** Approximately 25.17 acres located on the south side of Morehead Road, north of North Tryon Street, and east of Salome Church Road. (ETJ-BOCC: 3-Dunlap; closest CC 4-Johnson)

**Current Zoning:** O-1 (CD) (office, conditional)

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

**Public Hearing Held:** March 21, 2022 - Item #40

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_210\\_PostHSA\\_DONE](#)

[2021\\_210\\_RevSitePlan\\_2022\\_03\\_24](#)

[2021\\_210\\_Consistency](#)

## 17. Rezoning Petition: 2021-214 by Adams Property Group

**Location:** Approximately 1.95 acres located at the northeast intersection of Rocky River Road and Woodland Beaver Road, north of Albemarle Road. (ETJ/BOCC - 4 Jerrell, Nearest Council District 5 - Newton)

**Current Zoning:** B-1 (CD) (neighborhood business, conditional)

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

**Public Hearing Held:** March 21, 2022 - Item #41

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 214 PostHSA DONE](#)

[2021 214 RevSitePlan 2022 03 23](#)

[2021 214 consistency](#)

## 18. Rezoning Petition: 2021-215 by DHIC, LLC & Reventure Park Investments North, LLC

**Location:** Approximately 102 acres located north of Mount Holly Road and east of the Catawba River. (ETJ/BOCC 1 - Powell, Nearest District 2 - Graham)

**Current Zoning:** CC LWCA (commercial center, Lake Wylie critical area) and I-2 LWCA (light industrial, Lake Wylie critical area)

**Proposed Zoning:** MX-2 INNOV LWCA (mixed-use, innovative, Lake Wylie critical area)

**Public Hearing Held:** March 21, 2022 - Item #42

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 215 PostHSA DONE](#)

[2021 215 RevSitePlan 03 24 2022](#)

[2021 215 consistency DONE](#)

## 19. Rezoning Petition: 2021-216 by DHIC, LLC

**Location:** Approximately 41.26 acres located on the west side of Old Holland Road, east of Interstate 85, and north of Morehead Road. (ETJ/BOCC 3 - Dunlap; Nearest Council District 4 - Johnson)

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

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

**Public Hearing Held:** March 21, 2022 - Item #43

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

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

[2021 216 PostHSA DONE](#)

[2021 216 RevSitePlan 2022 03 24](#)

[2021 216 Consistency](#)

## 20. Rezoning Petition: 2021-220 by Dependable Development

**Location:** Approximately 18.72 acres located on the south side of Beagle Club Road, east of Riverside Drive, and west of Mt. Holy-Huntersville Road. (Council District 2 - Graham)

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

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

**Public Hearing Held:** March 21, 2022 - Item #45

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 220 Post HSA DONE](#)

[2021 220 Consistency](#)

## 21. Rezoning Petition: 2021-227 by Graham Partners, LLC

**Location:** Approximately 3.02 acres located on the west side of Old Providence Rod, east of Providence Lane West, and north of Rea Road. (Council District 7 - Driggs)

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

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

**Public Hearing Held:** March 21, 2022 - Item #46

**Staff Resource:** [Holly Cramer](#)

[2021 227 Post HSA DONE](#)

[2021 227 Consistency](#)