

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](#)