

City of Charlotte

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



Zoning Agenda

Tuesday, May 3, 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 June 7, 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: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to June 7, 2022

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Watlington)

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

Proposed Zoning: NS (neighborhood services)

3. Rezoning Petition: 2021-219 by Lincoln Property Company

Update: *Petitioner is requesting deferral to June 7, 2022*

Location: Approximately 2.65 acres located on the south side of Kenilworth Avenue, west side of Harding Place, and east side of East Morehead Street. (Council District 1 - Egleston)

Current Zoning: MUDD-O PED (mixed-use development, optional, site plan amendment, pedestrian overlay)

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

4. Rezoning Petition: 2021-079 by Piedmont Capital, LLC

Location: Approximately 7.88 acres located on the north side of North Wendover Road, west of Monroe Road, and east of Randolph Road. (Council District 1 - Egleston)

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

Proposed Zoning: NS (neighborhood services)

Public Hearing Held: April 18, 2022 - Item #27

Staff Resource: [David Pettine](#)

Staff Recommendation:

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

[2021_079_PostHSA_DONE](#)

[2021_079_RevSitePlan_2022_04_21](#)

[2021_079_Consistency_DONE](#)

5. Rezoning Petition: 2021-119 by Profile Homes

Location: Approximately 30.16 acres located on the southwest side of Freedom Drive, east of Toddville Road, and north of Tuckaseegee Road. (Council District 3 - Watlington)

Current Zoning: R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area), INST LLWPA (institutional, Lower Lake Wylie Protected Area), and MX-2 (INNOV) LLWPA (mixed-use - innovative, Lower Lake Wylie Protected Area)

Proposed Zoning: MX-2 (INNOV) LLWPA (mixed-use - innovative, Lower Lake Wylie Protected Area), MX-2 (INNOV) LLWPA SPA (mixed-use - innovative, Lower Lake Wylie Protected Area, site plan amendment)

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of requested technical revisions related to the environment.

[2021_119_PostHSA_DONE](#)

[2021_119_RevSitePlan_2022_04_18](#)

[2021_119_Consistency_DONE](#)

6. Rezoning Petition: 2021-125 by Red Sea Properties

Location: Approximately 133.09 acres located on the south side of University City Boulevard, northeast of Interstate 85, and east of Back Creek Church Road. (ETJ-BOCC: 3-Dunlap; Closest CC: 4-Johnson)

Current Zoning: R-3 (single-family residential), R-4 (single-family residential, and B-D (distributive business))

Proposed Zoning: MX-2 (mixed use) with 5-year vested rights

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

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

Staff Recommendation:

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

[2021_125_PostHSA_DONE](#)

[2021_125_RevSitePlan_2022_04_21](#)

[2021_125_Consistency_DONE](#)

7. Rezoning Petition: 2021-168 by Station West, LLC

Location: Approximately 3.83 acres located on the southeastern corner of the intersection of Berryhill Road and State Street. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_168_PostHSA_DONE](#)

[2021_168_RevSitePlan_2022_04_21](#)

[2021_168_Consistency_DONE](#)

8. 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: April 18, 2022 - Item #5

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_188_PostHSA_DONE](#)

[2021_188_RevSitePlan_2022_04_07](#)

[2021_188_Consistency_DONE](#)

9. Rezoning Petition: 2021-195 by Steele Creek 1997, LLC

Location: Approximately 60.65 acres located in the northeastern quadrant of the interchange of Interstate 485 and Arrowood Road. (Council District 3 - Watlington)

Current Zoning: MUDD-O AIR (mixed-use development, optional, airport noise overlay)

Proposed Zoning: MUDD-O AIR SPA (mixed-use development, optional, airport noise overlay, site plan amendment), I-1(CD) AIR (light industrial, conditional, airport noise overlay)

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_195_PostHSA_DONE](#)

[2021_195_RevSitePlan_04_20_2022](#)

[2021_195_Consistency_DONE](#)

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

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)

Public Hearing Held: April 18, 2022 - Item #7

Staff Resource: Claire Lyte-Graham

Staff Recommendation:

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

[2021_199_PostHSA_DONE](#)

[2021_199_RevSitePlan_2022_04_04](#)

[2021_199_Consistency_DONE](#)

11. Rezoning Petition: 2021-201 by Blue Azalea

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)

Public Hearing Held: March 21, 2022 - Item #36

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 201 PostHSA DONE](#)

[2021 201 RevSitePlan 2022 04 21](#)

[2021 201 Consistency DONE](#)

12. Rezoning Petition: 2021-204 by William J. Wolkoff

Location: Approximately 6.85 acres located at the southeast intersection of West W.T. Harris Boulevard and Hendry Road, west of Old Statesville Road. (Council District 4 - Johnson)

Current Zoning: I-2 (general industrial)

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

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

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2021 204 PostHSA DONE](#)

[2021 204 RevSitePlan 2022 04 21](#)

[2021 204 Consistency DONE](#)

13. Rezoning Petition: 2021-207 by Charlotte Regional Visitor's Authority c/o City of Charlotte

Location: Approximately 3.7 acres located on the southeastern corner of the intersection of Independence Boulevard and Paul Buck Boulevard. (Council District 1 - Egleston)

Current Zoning: B-2 (general business)

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

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

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 207 PostHSA DONE](#)

[2021 207 RevSitePlan 04 20 2022](#)

[2021 207 Consistency DONE](#)

14. Rezoning Petition: 2021-222 by Rad Schneider

Location: Approximately 21.16 acres bound by the west side of Beatties Ford Road, south side of Cowboy Lane, and north side of Kidd Lane. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

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

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

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

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2021 222 PostHSA DONE](#)

[2021 222 RevSitePlan 2022 04 21](#)

[2021 222 Consistency DONE](#)

15. Rezoning Petition: 2021-226 by AREP Galloway, LLC

Location: Approximately 8.02 acres located on the south side of Galloway Road, east of Claude Freeman Drive, and north of West Mallard Creek Church Road. (Council District 4 - Johnson)

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

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

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

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

[2021 226 PostHSA DONE](#)

[2021 226 RevSitePlan 2022 04 22](#)

[2021 226 Consistency DONE](#)

16. Rezoning Petition: 2021-230 by Providence Group Capital, LLC

Location: Approximately 0.40 acre located on the east side of South Tryon Street, north of Remount Road, and south of Dunavant Street. (Council District 3 - Watlington)

Current Zoning: TOD-NC (transit-oriented development - neighborhood center)

Proposed Zoning: TOD-UC (transit-oriented development - urban center)

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

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 230 PostHSA DONE](#)

[2021 230 Consistency DONE](#)

17. Rezoning Petition: 2021-231 by Emory Investment Corporation

Location: Approximately 0.45 acre located at the intersection of Pierson Drive and Chippendale Road, east of Monroe Road. (Council District 5 - Newton)

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

Proposed Zoning: R-6 (single-family residential)

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

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 231 PostHSA DONE](#)

[2021 231 Consistency DONE](#)

18. Rezoning Petition: 2021-233 by Hopper Communities

Location: Approximately 6.52 acres located on the south side of Endhaven Lane and west side of Elm Lane. (Council District 7 - Driggs)

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

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

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

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 233 PostSA DONE](#)

[2021 233 RevSitePlan 2022 04 21](#)

[2021 233 Consistency DONE](#)

19. Rezoning Petition: 2021-236 by RJS Properties

Location: Approximately 1.83 acres located on the south side of Rountree Road and north side of Minuet Lane, west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-CC (transit-oriented development - community center)

Public Hearing Held: April 18, 2022 - Item #40

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_236_PostHSA_DONE](#)

[2021_236_Consistency_DONE](#)

20. Rezoning Petition: 2021-239 by Drakeford Communities, LLC

Location: Approximately 9.34 acres located on the west side of East W.T. Harris Boulevard, north side of District Drive, and east side of Shorthorn Street. (Council District 4 - Johnson)

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

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

Public Hearing Held: April 18, 2022 - Item #41

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

Staff Recommendation:

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

[2021_239_PostHSA_DONE](#)

[2021_239_RevSitePlan_2022_04_21](#)

[2021_239_Consistency_DONE](#)